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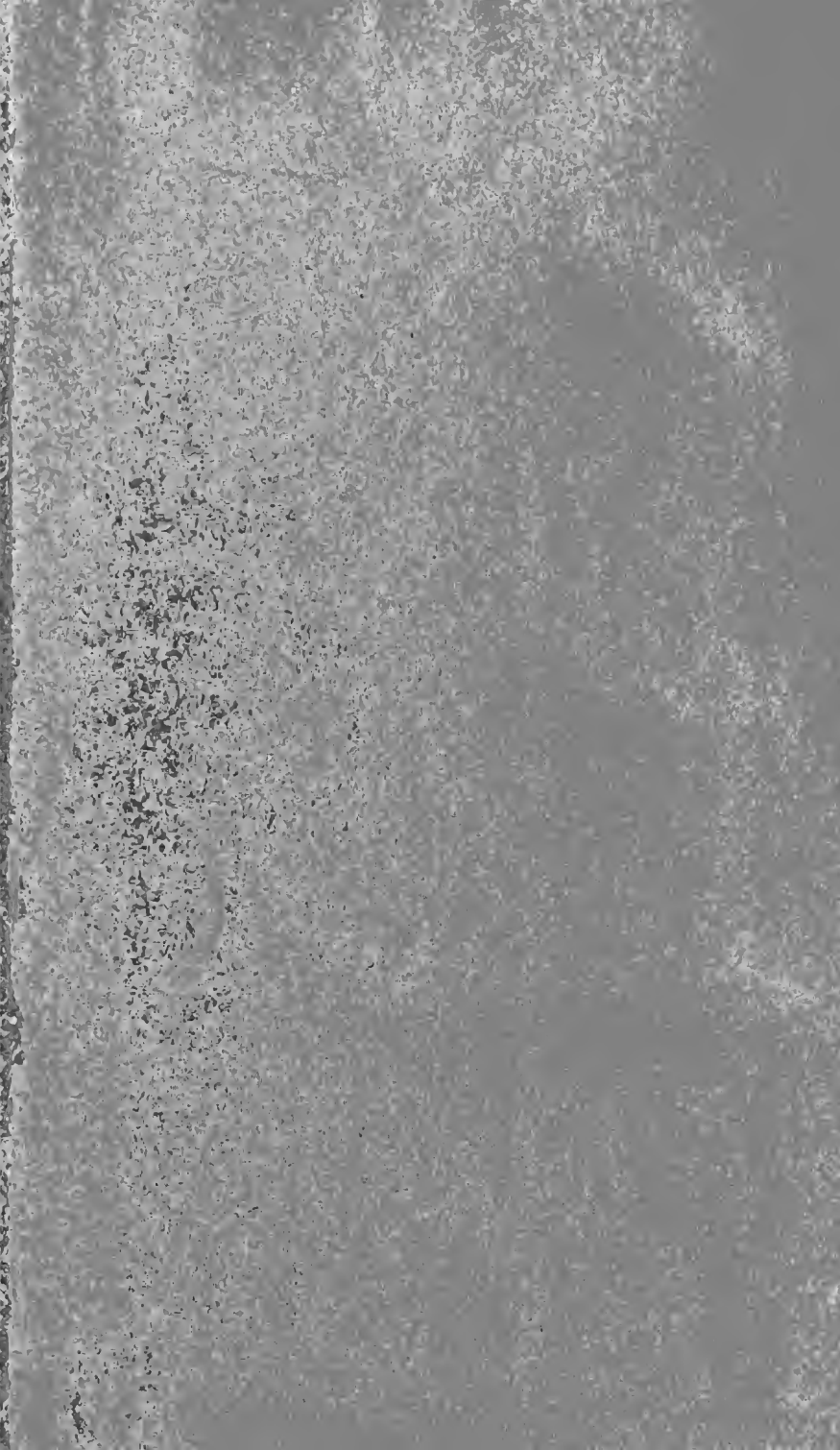
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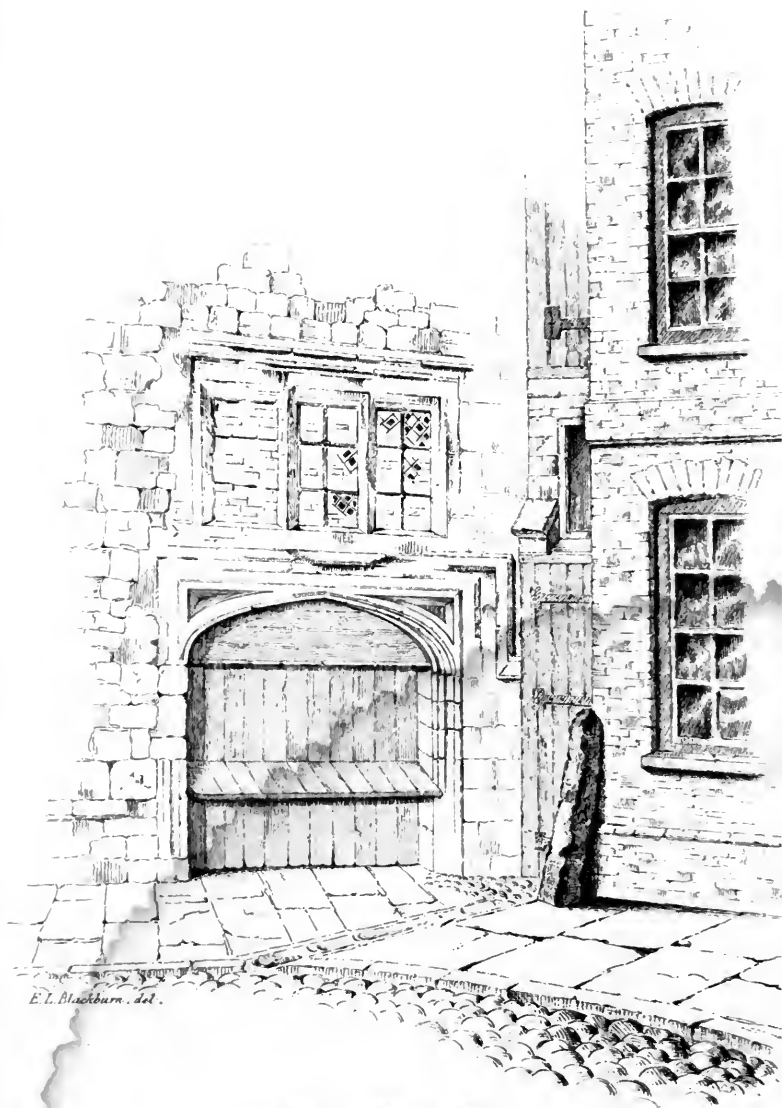


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Crosby Place, London.
Doorway in Great St. Helens.

AN
ARCHITECTURAL AND HISTORICAL
ACCOUNT OF
Crosby Place, London,
COMPILED FROM
ORIGINAL AND UNPUBLISHED SOURCES,
WITH AN
APPENDIX OF ILLUSTRATIVE DOCUMENTS
AND FAC-SIMILE
Autographs
OF SEVERAL OF ITS
Ancient Possessors.

BY
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P R E F A C E.

The Author has been induced to offer this Account of Crosby Place to the Public, for the purpose of supplying several facts connected with its history, which previous writers, more capable, though less fortunate than himself, have not had the means of ascertaining or of making known. To the attention and kindness of friends, which he begs thus publicly to acknowledge, he is indebted for the facilities which have stimulated and enabled him to do this: to what

extent remains to be seen ; time, opportunity and a more able medium might have done more. Such as it is, however, the Author presents his History of Crosby Place, in the hope that, though the additional information contained in it may be but small, yet, being an addition, he shall not have laboured in vain, but have “ saved and recovered somewhat from the deluge of time.”

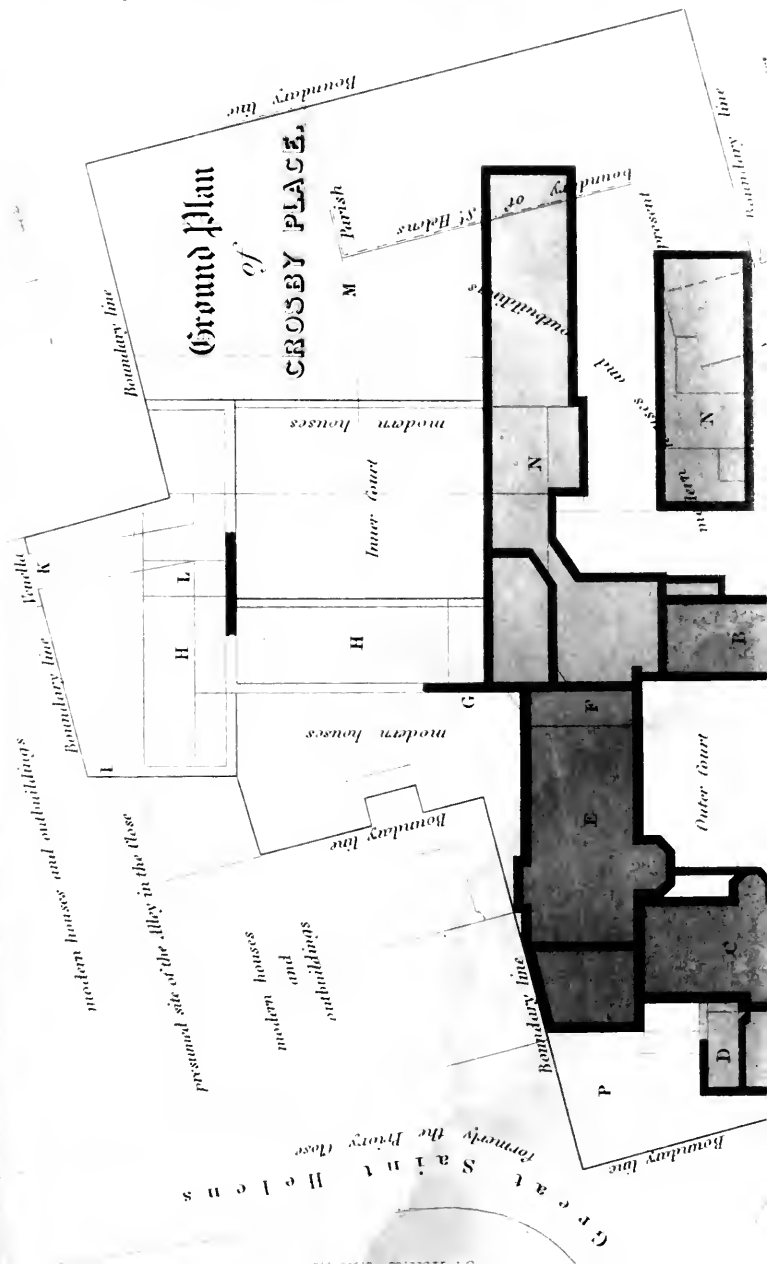
10, *LANCASTER PLACE,*

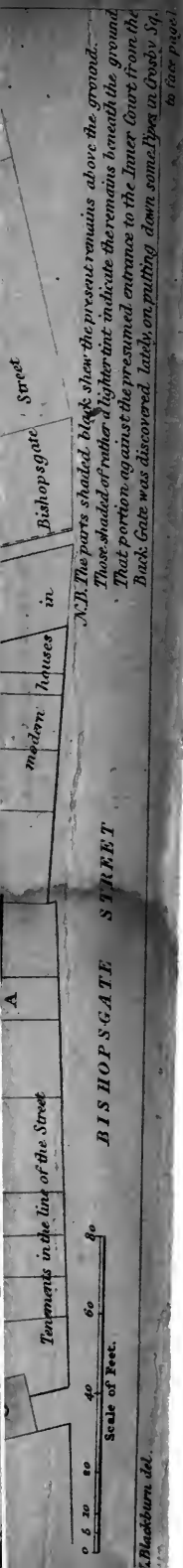
19th of *December*, 1833.



REFERENCES.

- A. The Foregate.
- B. Building of the South Wing (appropriation uncertain.)
- C. The Great Dining Parlor and Throne Room over.
- D. Supposed situation of the staircase leading to the Throne Room.
- E. The Great Hall.
- F. Passage behind the Hall Screen leading to the Inner Court &c.
- G. Entrance and Passage to the Inner Court.
- H. Presumed Buildings of ditto.
- I. Gate opening upon the "Alley" within the Close.
- K. The Back Gate.
- L. Presumed entrance to the Inner Court from P.
- M. The Gardens.
- N. Vault beneath the ground the substructure of the west side of the Inner Court &c.
- O. site of St Helens Chapel.
- P. The void piece of Land or presumed Pleasure.





Crosby Place.

" I do love these auncient ruines,
We never tread upon them, but we sett our foot
Upon some reverende historie."

WEBSTER.

THE first reference to Crosby Place, or more correctly speaking, to the site upon which that building was afterwards erected, occurs in 1466, the 6th of Edward IV., at which time, one John Crosby,* an eminent citizen of London, obtained of Dame Alice Ashfelde, " Pryoresse of the house or convent of St. Helene," a lease for 99 years, of certain lands and tenements adjoining south-west of the priory precinct, at a rent of £11. 6s. 8d. per annum. Included in the lease was a house wherein he then resided, and which he held under the demise of the then " late Pryoresse, Alice Wodehous." The original deed thus describes this house and the rest of the grant. It commences as follows:—" Hec indentura facta

* For a brief Memoir of this John Crosby, see Appendix, No. 1.

infra Aliciam Ashfelde, priorissam domme prioratus Sancte Helene infra Bisheoppgate, Londōn, et ejusdem loci domentum ex parte una, et Johannis Crosby, Civem et Grocerum, Londōn, ex parte altera;" and proceeds to witness that the said Prioress and convent assented, consented, granted and confirmed to the said John "All that great tenement, with the appurtenances, formerly in the possession of Catanei Pinelli, merchant of Genoa,* and" then "in the tenure of the said John, and which the said John held of the demise of Alice Wodehous, late Pryoress of the said convent, situate in Bisshoppesgate Strete, in the parish of Saint Helene, London, together with a certain lane (*venella*) extending in length from the east gate of the said tenement unto the corner or south end of a little lane (*parve venella*) turning north into the close of the said pryory;" and "nine messuages in the parish of Saint Helene, of which six" were "situate by the King's highway, called Bisshoppesgate Strete, in length between the front of the aforesaid tenement and the front of the Belfry appertaining to Saint Helene's Church, and a certain messuage of the said nine messuages, which Katherine Catesby, widow,

* Many merchants of Genoa and other states of Italy, were located in London at this time; the trade in Genoa velvets, and other rich stuffs, afforded extensive employment and profit to them.

lately held, situate within the gate under the belfry, and annexed to the six messuages aforesaid; together with a certain waste piece of land in the parish aforesaid, directly, and in a right line, extending in length towards the east by the said messuage which the said Katherine Catesby lately held, from the exterior part of the plat,* or belfry gate aforesaid, abutting upon the north part of the said six messuages, by the King's Strete aforesaid, unto the church-yard there, fifty-eight feet and a-half of assize,† and from thence extending in breadth towards the south, directly unto a certain tenement," then "late in the tenure of Robert Smyth;" which latter tenement, with another of "the said nine messuages in the tenure of the said John;"

* An old term for plan; a variation of the word *plot*, has continued in use to the present time.

† Stow, in describing the premises granted to Antonio Bonvisi, by Henry VIII., gives this length as *five feet and a-half*; and he has been followed by all the after writers on the subject. This must be either a typographical error of the printer of "Stow's Survey," or a mis-translation of Stow himself; for the words of the original deed are as follow:—"ab exteriore parte de la place sive poste campanil predictus, abbuttante super partem boriam dictos sex mesuagios per Regiam stratam predictus in limiterium ibidem *quingaginta octo pedes et dimidium* assize." Five feet and a-half would not extend a third part of the depth of the houses in the line of the street; fifty-eight feet and a-half would about range with the north-east angle of the hall, as it now appears towards St. Helen's, which agrees with the old and present plans of the property.

the description concludes with remarking, were
 “jointly situate within the Priory Close.”

By this it would appear that the ground leased to John Crosby, extended from north to south, or nearly in that direction, along the line of the “Kinge’s Strete,” as Bishopsgate Street was then called, a distance of about one hundred and ten feet, having the Foregate* of the great tenement in which he then lived for its southern, and the house immediately in front of the belfry, for its northern boundary. This house projected towards the street in front of the belfry, about ten feet, occupying the site of the present White Lion public-house, at the back of which, and, probably, partly extending over the present opening to St. Helen’s, stood the belfry of St. Helen’s Church,† and the gate leading into the Priory Close. From the outer angle of the belfry, the line ran to the east, fifty-eight feet and a-half, extending to a point nearly in a line with the north-east angle of the present hall of Crosby Place,

* The Foregate, as it is called in the old deeds of the premises, evidently stood at the present entrance to Crosby Square. It is referred to in several of them as standing in that situation.

† This belfry, or bell-house, was detached from the church. Several instances occur of these isolated bell-towers or campaniles, as belonging to our old churches, more particularly where a conventual and parochial church were conjoined. St. Helen’s appears to have been one among the number. The present belfry is comparatively modern.

and from thence turned towards the south, home to the tenement held by Robert Smyth, which would thus appear to have stood on the site of the erection, now attached to the north end of that building. Whether from this point Crosby's ground extended again eastward, or followed the direction visible in the present plan of the estate, which, it may be remarked, agrees exactly with one which was drawn as a guide to the formation of the present square about 1683, is not, I imagine, to be with certainty now ascertained. The latter seems to be its most probable inclination, for on both the plans referred to, the boundary line is shown as taking an irregular course to a point a little east of the north-east angle of the modern Crosby Square, and from thence, nearly due south, to the lane now leading to St. Mary-Axe, which is without doubt the Venella described in the demise, upon which the back gate of the great tenement is represented to have opened, nearly, if not exactly, in the situation of the one now in use.* It may be added, that the buildings of Crosby Place, as it ap-

* In the grant to Crosby, the right of way down this lane is described as leading from the back gate to the church of St. Andrew, Cornhill. This must refer to the church at the top of St. Mary-Axe, to which point Cornhill must have in former times extended. This church is dedicated to St. Andrew, and is the only one to that saint near at hand.

peared in the time of Henry VIII., reached a point, described in an old deed of that period, as an "alley within the close of St. Helen;" for, in 1538, Antonio Bonvisi, who at that time held Crosby Place, obtained of Dame Mary Rollesey, then "Prioress of St. Helen's," a lease of a tenement or chamber situate in this alley, which tenement is described as joining on the *larder-house* and *cole-house* of the said Antonio, and as being formerly in the possession of one Julian Fraunce.

It may be a matter of some difficulty, at this time, to fix correctly the situation of this alley, owing to the many alterations which this part of St. Helen's has undergone; but a supposition may be hazarded, with some show of probability, that the passage now leading through the house, No. 6, Great St. Helen's, is the site of it. In Horwood's map of London, published in 1799, this passage is shewn as leading directly to the north-east angle of the present square, above noticed as being the point to which the boundary-line on that side inclined, where formerly a gate opened, at the back of the houses forming its eastern side.*

From the back or east gate it is probable the original site returned nearly at right angles

* This gate was used, within memory, as a means of access to the square in that direction.

to the west, about 43 feet, and then extended due south, this being the evident direction of the whole boundary-line on the east, and returning to the west, included the garden at the back of the house, now occupied by Mr. Salomon. Harrison* says, the present square was formed upon the gardens of Crosby Place; but it may be questioned how far, or whether at all, the latter extended before the north front of the houses now erected on its south side. The garden first mentioned was undoubtedly a portion of them in 1589, in which year William Bonde, one of the sons of Alderman Bonde, who, with his brother, was proprietor of Crosby Place, under the will of his father, purchased of William Harrington, merchant tailor of London, a house in the close of St. Helen, with "a garden, garden-plot and orchard," then in the occupation of his brother, Nicholas Bonde, and a tenement in the occupation of one Vaparlse; which garden and orchard is described in the deed of sale as "lying between the garden, late called Crosbie's garden, belonging to Crosbie's Place,† on the west part, and the garden plot or orchard, with the said tenement on the east part." The garden or orchard thus purchased, I take it, was the ground on which the East India

* History of London.

† Then occupied by his mother, the widow Bonde.

Company's Baggage-warehouse now stands, abutting on Mr. Salomon's garden, the original and present eastern limit of the property. In the time of Sir John Spencer, Knt., the piece of ground thus referred to continued to be a portion of the estate, and is probably the spot on which he afterwards "buildd a most large warehouse."

At the south-east corner of Mr. Salomon's garden, the line would seem to have continued to the south-west, nearly to the present Helmet Court, and from thence returned in an irregular course to the Foregate, excluding the houses in the range of the street. One of these houses now belongs to the estate, and is first made mention of in the deed of sale from the Bondes to Sir John Spencer, as the tenement to "the south of the Foregate towards Leadenhall." The others, I am inclined to think, were also, at some period, part of the property, as when Germain Cyoll, or Cioll, second in possession after Bonvisi, sold Crosby Place and its appurtenances to William Bonde, in 1566, four tenements were reserved for the use of his wife Ciceley, one of which she occupied until her death, in 1608 or 1609, and notices in her will as her "dwelling-house in Bishopsgate Street." These four tenements were, most likely, on the south of the Foregate; and, although two of them appear to have

been purchased of the executors of the Widow Cioll, by Lord Compton,* about 1615; they seem to have been afterwards alienated.

In this outline of the property great irregularity is observable, a circumstance to be accounted for, perhaps, by supposing that at that time valuable and established property must otherwise have been interfered with; and which might, with greater probability, have been the case as regards those parts which abutted on the Priory grounds. However this may have been, it is pretty clear that the above was, as correctly as can now be ascertained, the site on which Sir John Crosby† commenced the erection of that building, which then took, and has since borne his name.

Of the character of this building we have no cotemporary information. Stow says, "it was built of stone and timber, very large and beautiful, and the highest at that time in London;" and this would appear to be the earliest descriptive notice of it. In the absence, therefore, of any other data, we must, in endeavouring to affix its early character, be content with such evidence as the existing remains afford; to which may, perhaps,

* Sir Wm. Compton, Knt. Lord Compton, married Elizabeth, daughter and heiress of Sir John Spencer, and thus became possessed of Crosby Place.

† He was knighted by Edward IV.; May 21st, 1470.

be added, the brief descriptions contained in the old deeds and grants of the premises, to its after possessors; and inferences drawn from the general practice of the period in which it was built.

The description of house which, about the middle of the 15th century began to gain preference, was the quadrangular, the earlier instances of which seldom exceeded a single court.* Under this appearance, they may be considered as a first attempt to combine security with domestic comfort, a qualification in which the former irregular piles, built principally for defence, were sadly deficient. In the later periods, and probably nearer to the age of Crosby Place, the double-courted mansion † became to be used, particularly where any grandeur of appearance was desired; indeed, in houses either of extended or moderate capacity, this seems, after its first introduction, on account of the greater convenience its arrangement afforded, to have been, in the absence of preventive circumstances, the most approved plan. Indications of the double court are very evident at Crosby Place; a quadrangle is still visible next Bishopsgate Street, having the hall for its eastern, and a building, containing two stories, for its northern boundary. On the south,

* Cotele House, Cornwall, is an example of this plan.

† Dartington, about A. D. 1430; Wingfield, A. D. 1440; and Eltham, A. D. 1482, are all examples of this character.

the plinth of a range of building still rises about two feet above the present level of the ground, while an old wall, running up at the back of the houses in the line of the street, appears to have enclosed the court on the west; its southern termination abutting on the Foregate. On the south-east of this, the outer, was formerly an inner court, of which, however, only three sides can now be traced. Vaults, under the modern houses in Crosby Square, extending to the south, in a line with the hall, about 130 feet, point out the direction and situation of the buildings which anciently formed its west side. Its eastern was formed by a corresponding range, abutting on the back or east gate. Two sides of a quadrangle are thus established; the position of its third or northern being pointed out by an old stone wall, under the front part of the house in the north-east corner of the square, now occupied by Mr. Capper, extending to the east, at right angles, from the south end of the hall. It may be here remarked, that it does not now appear that any court ever existed on the east of the hall, a feature observable in almost every instance; and it has been before queried, in identifying the probable extent of the ground in this direction, whether the line extended eastward, affording the required space for it, or whether it followed the direction apparent at present. Admitting the

latter, Crosby Place would have been almost a solitary exception to the general custom of the time. In most of the early double quadrangular mansions, the hall was placed in the line of division between the two courts. It occurs, in this situation, at Eltham, Dartington and others. The hall, also, with the chapel and gatehouse, separates the inner and outer quadrangles of Wingfield Manor-house. Here, under the above admission, the hall would have formed the east side of the first court.

It might, however, be imagined that a corresponding range of building to that projecting at right angles to the west, at the north end of the hall, also projected from the east, enclosing and forming the north side of a court on the east of the hall, which may have extended to the alley leading into the close, in which the tenement, abutting on the larder-house of Antonio Bonvisi, stood; which alley, as before noticed, is likely to have been a continuation of that under the house, No. 6, Great St. Helen's. In this case, the north-east boundary of the supposed court would have been an extension of that line, which, even now, forms the eastern limit of the property.

To return; we may notice that there is no appearance of a fourth or southern side to the inner court; it was, most likely, only a wall,

separating it from the gardens, which, I am inclined to think, were continued on the west of the western range—this space was unbuilt upon until within the last fifteen or twenty years; and was used, up to that period, as gardens or yards to the houses on that side of the present square, and those in Bishopsgate Street. Another point is, that an old window still remains in a portion of the south wall of the range forming the south of the outer court, looking out upon this spot. Light has also been obtained for the vaults of the south range from this direction; and a cellar yet exists, under the surface, at the back of the house held by Messrs. Barton, in Bishopsgate Street, of a similar description to those in other parts, but unattached, though, no doubt, a portion of the original building.

There is at Crosby Place, a singular variation in the arrangement of the two courts, which, differing from the more general custom, are placed, the one a little to the south-east of the other. I do not at the moment recollect a similar example;* but it may be remarked, that our ancestors do not appear to have followed, implicitly, any one given disposition, to

* The nearest, in point of plan, which I can adduce, occurs in an old house, called the "Abbey House," formerly a portion of Lesnes Abbey, near Plumstead, Kent.

the exclusion of what might, under particular circumstances, have been deemed desirable on the score of convenience. We seldom perceive, in their erections, that attention to uniformity, as regards either elevation or plan, which modern Architects consider so necessary; and which is, in our times, too frequently indulged in, to the destruction of that picturesque effect so often observable in the absence of it. Instances occur of the adoption of a plan resembling the Roman H,* and, under peculiar limitations, many varieties are discernable—thus far for any deviation from the more usual forms apparent here.

The state apartments at Crosby Place surrounded the first or outer court; this, I believe, was not a common practice, although Mayfield Manor-house has the same peculiarity. In most examples, the outer court was appropriated to the domestic offices.

Immediately in front of the entrance gateway, as was most commonly the case, appeared the great hall, and on the right and left ranges of building, before referred to, as forming the south and north boundaries of the court. The uses to which that on the right was appropriated cannot now be with certainty ascertained, but it will be noticed

* Kingston Seymour, Rushton and Tickenham, are examples of this plan.

hereafter as being likely to have resembled generally that on the left, which contained what was formerly called the Great Dining-Parlour or Withdrawing-room, and a room over it, anciently designated the Throne-room.* The western boundary of this court was formed by a wall,† still running up at the back of the houses in the street, abutting on the gatehouse or foregate, situated in the south-west angle. It is worthy of remark, that the fashion of placing the gateway in the angle of the court was a prevailing one; it is found in this situation at Eltham, Haddon-Hall, &c.: the former not only agrees with Crosby Place in this particular, but in that of having its gateway

* These are the names given to these rooms in the old descriptions of the premises; and it may be stated, in reference, that the withdrawing-room usually attached to halls, was often, in the latter periods, made the common dining-room of the family, as the hall was of the rest of the household. This may have occasioned the application of the two former terms to the lower room; but what can have given rise to that applied to the upper, I am at a loss to determine, or why it should in more modern times have been called the Council-room; unless, indeed, as regards the former, it may be, the probability of its having been the room in which the Crown was offered to Richard, Duke of Gloucester, then (1483) residing in Crosby Place.

† This wall runs in a parallel direction to the hall, at about 39 feet from it, and would appear also to have bounded the north and south ranges: it still goes up as high as the parapet of the hall, and is faced with squared stone, of the same description as that used in other external portions of the building, but shows no openings towards the court.

immediately opposite or in front of the principal entrance to the hall.

There are now no remains to show the probable character of the foregate, or any data to prove that it did or did not vary from the usual gatehouses of the time: yet it appears likely, from its connexion with the houses on its north, and the buildings of the south range, on its opposite side, that it was not exactly the sort of erection to which the term Gatehouse could with strict attention to correctness be applied. The peculiar expression "*Foregate*," also, may be thought to affix something like a distinction.*

At Wingfield Manor-house, Derbyshire, nearly a similarity of situation, as regards the Gateway, occurs: both here and at Crosby Place it is placed in the boundary-wall of a court, and not in a range of building, as appears to have been most common; and nearly the only difference between the two is, that at Wingfield it stands free and unconnected with any edifice, but the Gatekeeper's Lodge to which it is attached; while in the latter, the houses in the line of the "*Kinge's Strete*" would have abutted against it. It is probable the Foregate of Crosby

* Buildings, to which the term Gatehouse would with greater propriety apply, exist as entrances to Nether Hall, Essex, Lambeth Palace, Hampton Court, &c.

Place resembled that of Wingfield, and was merely an arched Gateway, with, perhaps, a smaller postern attached. I do not imagine there were any apartments over it: any elevation at this point, which was the only one from which, during the existence of the houses before it, any view of the hall could have been obtained, would have completely shut out the edifice from the street. Whether any Gatekeeper's Lodge, as at Wingfield was attached, or whether rooms in the south range answered this purpose, does not appear; though the existence of such a feature is not improbable.

For the appearance, above ground, of the buildings on the south of the outer court we have no authority. The vaults which formed the foundation of them are still perfect, but of a very different character from any of those in other parts of the edifice; even those under the great hall and withdrawing-room are of a much plainer description, having only elliptical brick arches, while the former are groined in chalk with stone ribs. It has been suggested that this vault formed the substructure or crypt of a chapel, from the superior finish of its architecture, and the fact of the discovery of several painted tiles of a description similar to those found in ecclesiastical buildings. The correctness of this opinion

may, however, be questioned ; for, in a room now used by Mr. Colley as a parlour, the south wall of which is a portion of the original building, from the foundation to nearly its whole present height, is a singular double window, of a character, when perfect, very unlikely to have been adopted in a building used for religious purposes.* This window is now much modernized, by the introduction of sashes and shutters, &c.; and it would seem to have been subjected to alteration at some no very distant period. It measures, as it now appears, 11 feet 9 inches by 11 feet 6 inches, the former being the height from the floor to the apex of the arch. Its present arrangement shows two flat arches, in square head-mouldings, dropping in the centre upon a corbel figure of an angel, holding a plain shield, from the lower part of which a circular shaft, about 4 inches in diameter, descends, until it is stopped by a modern window-board. The shaft appears to have once gone down to the base of the window, which commenced at about three feet from the original floor. The jaumbs show the singular feature of a casing of more modern work, over the original mouldings. The latter seem to have been a cluster of angle shafts or beads, upon which

* It has been asserted that it was not usual to make a difference in the Architecture of the Chapel and other parts of a domestic building ; but many exceptions to this might be adduced.

the arch mouldings rested, with a large flat hollow.* The after addition consists of a semicircular shaft, of a corresponding character to that described as supporting the centre corbel, placed in the middle of each hollow, which has been filled up to a plain splay. These shafts have plain rude caps, similar to those visible in Anglo-Norman erections, and are evidently materials re-applied—no bases are visible. In its pristine state, this window evidently exhibited the same arrangement as those in the lower story of the north range. They are at about the same level; and, with the former, assimilate to the square-headed window and doors, &c. still visible in the more strictly domestic portions of the building.

It can hardly be attempted, at this time, to fix correctly the appearance of this range, or the uses to which the apartments in it were appropriated. The remains strengthen the idea, that it had a corresponding general elevation to the opposite side, and the same internal arrangement of two stories.† The height and level of the window, be-

* Similar to those of the Windows of the north range, though less rich.

† Two stories in height, seems to have been a limit seldom exceeded in domestic buildings. Buckler says (Eltham Palace, p. 49) that, "in buildings of great or small extent, this judicious rule was strictly followed."

fore noticed, point out nearly the situation of the floor of the upper rooms, which, apparently, did not exceed two feet above the window head. This would make the height of the lower room here, about fourteen feet; a proportion nearly the same, relatively speaking, as that of the lower room in the opposite building. Indications of a bay or oriel, similar to that of the north range, also occur; though it would here seem to have formed a staircase turret, from the fact that, at about its probable situation, the two or three last steps of a stone staircase leading to the vaults, underneath Mr. Colley's house, were discovered during some late alterations there. The bottom step was within a small arched door-way, opening in the north wall of the vault. It may be conjectured that this staircase led from the rooms on the upper floor to the court-yard and foregate, and, downwards, to the cellars.

On the east of the south range, the south end of the hall abutted, having, as before noticed, the entrance to it immediately facing the foregate. The arrangement of this entrance was similar to that at Eltham, Penshurst, and the majority of examples; the door-way opening upon a passage, enclosed from the lower end of the hall, by a screen, through which access to the hall was obtained by one or

more doors of communication.* From this passage, also, doors led to the butteries, which, at Crosby Place, appear to have adjoined it on the south, forming a portion of the west side of the inner court. The communication with the ground-floor rooms on the south of the fore-court, was, possibly, from this passage; the ancient appearance of which has been much altered, although the entrance to the inner court is still through it. In most examples a direct thoroughfare is preserved across this passage; and the same method was, I imagine, formerly adopted here, notwithstanding that a modern house now closes its eastern end. The foundation of a wall, as before remarked, extends to the east, under the front of the modern house above spoken of, in continuation of the south boundary of the hall; and this was, no doubt, the north wall of the northern side of the inner court, as an area for light to the vault under the hall appears at about 15 feet from it to the north; establishing the fact, that no

* Mr. Hallam, in his "History of the Middle Ages," in reference to the general plan and appearance of early English residences, says, that, "the usual arrangement consisted of an entrance-passage, running through the house, with a hall on one side, a parlour beyond, and one or two chambers above; and, on the opposite side, a kitchen, a pantry, and other offices;" and I have a note, but cannot recall to mind from what authority, that "the bisection of the ground plot by an entrance-passage, was almost universal, and a proof of antiquity."

erection could have stood within that distance of it formerly. This was noticed in canvassing the likelihood of a court on the east side of the hall, together with the existence of other contiguous areas lighting the vaults from that direction. The probability is, that a direct thoroughfare was maintained across the passage to an arched gateway, which opened at the end of it into the inner court, in its north-western angle.* This was, it may be inferred, the arrangement, even admitting the existence of a court immediately on the east of the hall, for the direct thoroughfare would still have been retained, and the entrance to the south court still in nearly the same situation. Any thing, however, like uniformity in the disposition of the entrances to the several courts is not observable until, comparatively, a late period, when it became more usual to place them in the centre of the sides. At Crosby Place the earlier practice was evidently followed, as regards the situation of the fore-gate and the back-gate, both of which occupy an angle of their respective courts.

The hall was, at Crosby Place, as in most other instances, the main feature of the edifice; indeed,

* The greater number of the earlier examples have the entrances in the angles of a court. The quadrangles of Eltham Palace, Haddon Hall and Berkeley Castle, are all entered by gateways thus situated.

it often gave name to the whole structure,* and great cost and labour seem to have been bestowed upon it. Its west front exhibits a handsome range of six windows, with a finely proportioned semi-octangular Oriel or Bay-window. The southernmost of the range, or that over the entrance is, in fact, a double window, the pier, which separates each of the others, being here worked or moulded into a bold mullion. The windows have the description of arch prevalent, tempo. Edward IV., with a label or hood-mould returned square across the piers, and are divided by a centre mullion, into two lights each, with a peculiar extension of the outline of the cusps, which include more than the usual portions of a circle. Each face of the oriel has lights of a similar general character, but continued down to the level of the plinth, which formerly surrounded the court on all its sides. The extra height is crossed by transoms, crested with an embattled ornament, dividing the window horizontally into three spaces, each containing two arch-headed lights. The outer bead of the lights returns and mitres throughout each division. The label which surmounts the arch on each face of the oriel, is of the

* Witness the number of mansions which pass under this name.

"The phrase, a 'Hall House,' as descriptive of the manorial residence, is still current among the peasantry of the north of England."
Mitford's Principles of Design in Architecture.

same description, and ranges with those over the other windows of the hall, springing from the upper table or shelving of buttresses, which ornament the angles of the octagon. These buttresses are of three stages, each face of which is panelled, and are the only ones apparent throughout the present remains. A plain parapet finishes the elevation, with the addition, round the oriel, of a frieze below the lower moulding. The original door-way opening on the passage behind the screen, is destroyed, and a modern entrance to Crosby Square substituted. The east side of the hall now shows eight windows, the oriel being here omitted; nor is there any appearance of a repetition of the double window, at the south end, though it probably existed. Time has been busy upon this part; and much of it is now of brick, the repair of different periods. The contrivance for the ascent of the flue or chimney of the hall fire-place, in this front, must have been curious. Its direct ascent would have obstructed light from the windows, and to obviate this, perhaps, the substance at a certain height below them shelved or tabled, until it would rise without interfering with them.

The alterations in the interior of this once splendid hall, occasioned by the different uses to which it has been in more modern times applied, leaves much to be inferred as to its probable appearance

in early times. Its ancient roof and lateral enclosures are the most perfect portions. Its northern and southern extremities have disappeared, and its height is now intersected by two modern floors; while the present entrance is by means of an opening, made about nineteen feet above the original level of the floor; cutting away the lower part of one of the side windows* against the oriel. It is to be regretted that circumstances should have arisen to render this desecration (if the term may be used) of the building necessary to the convenience of its later occupiers. When divested of these encroachments upon its distribution, the effect of its purity and correctness of proportion (which can now only be appreciated or viewed, and then not with the exactitude required, through the medium of a drawing) can hardly have been excelled. The rich flowing line of its arched roof, and the care with which every necessary horizontal one has been broken and diversified to keep the aspiring character of the style, cannot be sufficiently commended; while, by the student in architecture, its principles and component parts cannot be too often studied, not only as an instance of a peculiar variation from the more general roofs of its age, but as a specimen

* These windows, as well as those of the oriel, were formerly splendidly enriched with "*roiall glasse*," of which not a vestige now remains.

on account of such variation, more applicable to modern uses, and more in accordance with modern ideas; the reconciliation of which with ancient peculiarities so often puzzles the modern Architect when adopting this style. The variation here more particularly alluded to, is the union of the earlier forms with an attempt to obtain the comfort of the flat ceiling, which was generally used in rooms of smaller dimensions. The length of the roof, as it now appears, shows the original extent of the hall, which was 54 feet long by 27 feet wide, and 40 feet high, to the point of the highest arch. At its southern end was a screen rising the whole height of the room, similar corbels to those between the lateral windows being repeated at the same level between corresponding arched openings, and receiving the drop-lines of the smaller pendants of the roof. Behind this screen was the passage from which, as before noticed, the hall was entered, above which was, in most halls of the period, the Minstrel's Gallery, though in many instances this space was enclosed entirely from the hall, and appropriated as a chamber. To which of these uses the space here was applied, or whether the two were occasionally combined, as was often the case, it is now no longer possible to decide; the breadth between where it is evident the screen was situated, and where the south end of the hall abutted on the

buildings of the inner court, is barely 12 feet, hardly sufficient for a room or chamber ; while the double window noticed in the description of the exterior, bearing the same character as the other windows, would almost lead to the opinion of the existence of some opening through which it could be seen from the hall,* which is only likely to have been the case under the idea of this space having been used for the former purpose. At the opposite or north end of the hall was also a wall, which, together with its decorations, and all trace of the method adopted to finish the roof against it, has long disappeared ; a portion of its foundation in the vault beneath only remaining. The extreme length of the roof, as before stated, is 54 feet, divided into eight spaces or bays by elliptical arches, which spring from a cornice above the side windows, the springing-lines being continued down to corbels placed at the level of the rise of the window heads. From these main arches smaller or intermediate ones drop upon spherical octangular pendants, which also receive similar arches, ornamenting three longitudinal main ribs, that separate the roof trans-

* It may be conjectured that the floor of the counting-house, formed at the south-end of the modern middle floor, is the original one of the Minstrel's Gallery, and shows the ancient division at this point ; it is 18 inches above the more modern one, and about 14 feet from the ancient level of the hall. The manner in which the timbers are placed is evidently very ancient.

versely into four principal divisions, disposed, by the intersection of smaller longitudinal and cross ribs, into four square spaces each, which are filled in with narrow styles and panels crosswise to the length of the hall. The mouldings of the main ribs consist of two beads and a large hollow, and two smaller hollows and fillets. Those of the smaller ribs are similar, with the exception of the lower hollow, which is omitted, and a bead substituted, the extremity being a cluster of three beads. All the hollows are studded with pateras and knots of foliage, and all the intersections and angles are enriched in the same manner. The whole of the hanging arches have their spandrils pierced with trefoil-headed tracery, and the pendants upon which they rest have, in their several faces, similarly pierced niches. It is singular, that in the middle bay of the ceiling, notwithstanding the existence of a fireplace below, are indications of a louvre, a feature observable more generally in the earlier and larger halls, when the custom was to warm the apartment by a fire, placed against the "Rere-dosse," in the middle of the floor, the smoke from which escaped through the louvre opening, for which purpose it was first introduced. Fire-places occur, comparatively early, in halls of less size. That of Cotele House, Cornwall, has one; and there are other examples. The introduction of the two in Crosby

Hall it is difficult to account for. A louvre used for its original purpose is, I think, very questionable. There is no appearance of a hearth in the paving, which retains its original arrangement—nor does the ancient roof-framing now show any provision for it. Mr. Carlos* holds to the opinion, that it was a feature in the ancient edifice, and says, “that its aperture is now closed by the same piece of wood-work which originally formed its roof.” In this case the erection of a turret on the roof, by Alderman Bond, may possibly refer to some repair of the louvre, which had become decayed at the time he purchased. Its present appearance may, perhaps, be referred to Sir John Spencer. The fire-place is situated at the north end of the hall, and was formerly included in the space for the high table: it exactly resembles that in the great Dining-parlour, and is recessed 3 feet 7 inches, consequently must have had an external projection, the wall in which it is placed being 3 feet 1 inch. The opening is 7 feet 8 inches by 5 feet 6 inches, to the point of the arch; the mouldings increasing its exterior dimensions to 10 feet 6 inches by 6 feet 10 inches.

It has been previously observed, that a horizontal cornice, broken by the descent of the main springers,

* “Historical and Antiquarian Notices of Crosby Hall.”

terminates the roof above the lateral windows. This cornice surmounts an open-panelled freize, filled in with flowered quatrefoils; and an appropriate finish to the windows is obtained by the adoption of oaken spandrils, enclosing similarly pierced arches to those of the roof, which fill up the spaces over and between them. The curved lines of the spandrils go down as low as the principal roof-corbels, and form, as it were, the hood-mould of the window arches.

As an early specimen of this mode of decoration, Crosby Hall is singular. Much ornament in wood was not prevalent, until a late period, on the walls: and the general use of the drapery moulding or cornice from which the arras was hung, Aubrey says, is not older than tempo Henry VII. or VIII. Eltham shows nothing of the kind below the upper cornice, and the walls are all worked fair to the level of the bases of the windows, from which tapestry was suspended. This is also the case here; and in both instances the plaster with which the lower part of the walls was rendered, is still nearly perfect.

On the west side, at the upper end of the hall, stands the oriel, one of the most beautiful specimens of the kind remaining. It occupies the space of two windows, is 10 feet 10 inches wide, and 8 feet 5 inches recessed depth, from the face of the wall, rising the whole height of the room. Its interior

plan shows five sides of an octagon, at the angles of which, clustered shafts on bases and octangular plinths, rise to the height of the springing of the hall windows, where they are crowned by similar capitals, from whence main arch-lines diverge into all the ramifications of a richly-groined roof; the minor forming the interior mouldings of the lights. That attention to inferior points, for which ancient Architects were so remarkable, is here strongly instanced; the enriched character in the foliations of the two lower divisions of the oriel lights is not repeated in the upper, which are finished after the same fashion as those of the hall. The lower are similar to those in the windows of the Throne-room.* At every intersection of the ribs of the roof are bosses of sculptured fruit, flowers and armorial bearings, the centre boss being much larger than any of the others, and enriched with the crest of Sir John Crosby—a ram trippant, argent, armed and hoofed, Or. Another smaller boss contains a shield, the charges of which are too imperfect to be recognized. These are the only heraldic remains now discoverable.

The outer mouldings of the oriel, like the internal

* The late Mr. Pugin, in his drawings of the Hall (see his "Specimens," vol. 1.) has omitted to notice this difference. He has represented the peculiar form and enrichment of the cusps as alike in all the stages of the oriel.

arches of the Throne-room and Dining-parlour, are inclosed in a square head, the spandrils being filled in with circles, cinque-foiled—the whole formed in stone;* and it is remarkable, that one of the main trusses of the roof descends over the centre of the oriel, before it reached the arch of which, it must have been stopped by a corbel projecting from below the cornice. This is also the case in the Throne-room.

On the north of the oriel are the two end windows of the hall, which, corresponding with similar ones opposite, are at a much higher level than those of the side ranges. This was probably for the purpose of accommodating some kind of ornament on the back and side walls of what was usually denominated the Dais, or “haut pas,” from its being raised somewhat from the general level of the hall floor. Considerable decoration was generally apportioned to this part, from its being the spot on which the Lords’ Table was placed.† It is singular that Crosby Hall shows no indication of a raised Dais; and the only instance I recollect of a similar departure from the general custom, is to

* In the other windows of the hall, the square-head is formed by the cornice and wood-panelling, before described as filling up the spaces between the window heads.

† Aubrey says, “the Lords of Manours did eate in their greate Gothicque Halls, at the high table or Oriole, the folk at the side tables.”—*Aubrey MS.*

be met with at Sawston Hall, Cambridgeshire, where it is likewise omitted. The date of this edifice, however, cannot be referred to a period antecedent to the reign of Mary.

The walls of the Dais in old halls were usually hung with arras; and this was, no doubt, the method adopted to decorate this part in Crosby Hall, as it was at Eltham and Croydon.* In the latter the tapestry depended from an enriched cornice; in the former, it is probable, from the great difference in the levels of the end and side windows, that it hung from a canopy, extending round the place of the high table, the ornaments of which, being raised somewhat above the line of cornice below the side windows, may have occupied and filled up the space thus reserved.†

Nothing now remains, as previously mentioned, of the finish at this end of the hall. In many examples a large window relieved the wall above the

* The decorations of the Daiz or Dais, are thus described by an old writer:—"Sa Majesté estant revetue d'autres tres somptueux habillemens, se sied á table sur un haut daiz, préparé en la salle episcopale, et ornée d'excellentes tapisseries sous un grand daiz de singuliere étoffe."—" *Le Ceremonial de France, par Theodore Godefroy.*"

† Several representations of the canopied Dais are to be met with in old drawings. Projecting canopies still adorn the halls of Samlesbury and Bolton; while something like a canopied Dais, but with less than the usual projection, occurs at Guildhall, London.

high-pace, as at Westminster, Winchester, Guildhall, and Hampton Court; in the former statues are used in addition, to fill up the void space, and in many heraldic carvings and sculpture appear.

The space appropriated for the situation of the high table at Crosby Place, seems to have exceeded the usual dimensions. It, no doubt, included the oriel, as this was a rule strictly followed; indeed, we often hear of the Lords' dining in the oriel, in which sense it referred to the relative situation or connexion of that feature with the Dais;* in this case it must also have included the fire-place, situated nearly opposite, and have extended about 20 feet into the room from the north end.

From the north-west corner of the hall a richly moulded door-way opened to the Withdrawing-room, but whether any direct communication ever existed with the room behind the Dais, must remain undecided. An entrance still exists, which formerly gave access to it from the "void piece of land" next St. Helen's Church-yard, and which was probably a small private garden or "Pleasaunce," annexed to the state-rooms. This entrance is similar to those in other parts of the building, with the addition of a small window of three lights, of a later character, over it.—*See Frontispiece.*

* Aubrey uses it in this sense.—See note 2.

On the north of the outer court stood, as before observed, the great Dining-parlour and the Throne-room, exhibiting in elevation, externally, two ranges of windows, one above the other, of corresponding general character to those of the hall, though more elaborate in detail. An oriel or embayed window was also a portion of the original design, differing from that of the hall in size, and, by being divided internally into two heights, forming a bay in each floor. The bases and head of the upper one are yet visible on the inside. In Wilkinson's* restoration of the outer court, the oriel and the two ranges of windows are shown, incorrectly, however, inasmuch as that they are drawn far out of the real proportion; and he omits a small postern-door, which occupies the angle formed by the junction of the wall of the Dining-parlour with that of the Hall, as well as all notice of an old foundation, which, running parallel to the north range, at about 6 feet from it, direct to the centre face of the Hall oriel, now rises about 20 inches above the floor of the parlour, and 3 inches above the present level of the fore-court, which is 3 feet higher than that of the Hall. I can only account for the singular situation of this wall, by supposing it to have been the lower part of an open screen, extending between

* "Londina Illustrata."

the oriels of the Hall and Withdrawing-room, inclosing and forming a cloistered porch before the postern in the angle. A close wall of any height would have interrupted the light to both the former and latter at this point: the mouldings of an open screen might have joined those of the centre mullion in the oriel lights, a large portion of which in the lower division has disappeared, while those of the upper remain. The postern itself is very curiously contrived. The passage is taken out of the thickness of the wall of the Dining-parlour, communicating with that room by a small door-way in its south-east angle, close to that leading into the Hall, and, passing by the base of the Hall oriel, opens upon the court by the side of one of the buttresses under an arched door-way within a square label or cornice. Only about 18 inches of the label and one jaumb is left, with a portion of the base of the other. Its mouldings are similar to those of the other smaller doors in the building, which are principally a bold bead and fillet between two curves. The passage-walls are fair-faced, and square-jointed, and the vaulting is formed by two stones hollowed to a flat arch.

The interior of this building is much altered from its ancient arrangement. Its height is now divided into three stories; originally it contained, as already observed, but two; the floor of the

upper room being placed at about 17 feet from the present line of the ground in the lower, which has been raised about 9 inches. Of the upper floor there are now no remains; but it appears that, until within a few years, it existed,* as well as the ceiling of the lower room, which is described as having been horizontal, richly panelled, and embellished with painting and gilding. The principal entrance to this room was from the upper end of the Hall by a door-way opening upon the Dais, and, in the north-east corner was another communicating with some apartment in that direction.† It was formerly lighted from the south by a bay and three other windows, of which only one, that on the west of the bay, is now to be seen. It differs from those of the Hall by being richer in detail, and by having the interior arch-lines inclosed in a square head, with enriched spandrils.‡ The cusps of the lights

*. Malcolm's *Londinium Redivivum*.

† This latter door is without mouldings of any kind, and is now inserted in a modern wall, which encloses the entrance to the vaults beneath, occupied by Mr. Moule. Its original situation is indicated by the base of one of its jaumbs, which still remains by the side of an opening in the old wall, occasioned, no doubt, by the removal of the door.

‡ This is singular, the exterior showing a continued label, following the inclination of the window arch, and running square, at the springings, like those of the hall. This is ascertainable, from an existing portion of the upper range of windows in the angle against the hall.

are triplicated, similar to those in the lower divisions of the Hall oriel. Of the bay, only a portion of the plinth and foundation, projecting into the kitchen of the house built in the fore-court, is now standing;* between which, and to within about 6 feet of the wall separating this room from the Hall, to which point the old stone-work is preserved; all is modern timbering, standing in the place of the two corresponding windows to that on the west of the bay.

The exterior and interior appearance of the lights of this bay was the same as that of the windows immediately adjoining; but whether it had a flat arch internally, and a groined roof, like that of the upper room, is not to be determined. It is possible that a continuation of the ribs and panels of the room ceiling may have extended into, as they do in the Withdrawing room at Hampton Court, and have formed the roof of it. The groined ceiling for the oriel, however, was the prevailing fashion of the time, and the supposition of its adoption here obtains from the existence of the old stone-work in the lower part of the upper one.

Nearly opposite the bay, in the north wall, is a similar fire-place to that in the Hall, the mouldings of which are slightly varied from those of the door-

* This has been since removed.

way leading into the room. They consist of clustered inner and outer angle-shafts, with two ogees between them; a single bold ogee forming the outer moulding, and being continued, as it is in most of the doors and windows throughout this part, in a square over the arch of the opening, which is remarkably flat. The angle-shafts form the principal arch moulding, and descend upon bases resting on octangular plinths, the spandrels being enriched with a sculptured leaf.

The construction and situation of this fire-place, the recess of which, like that of the Hall, considerably exceeds the thickness of the wall in which it is placed, causing a large projection on the exterior, brings to mind a feature peculiar to the early English residences; in very many of which the chimnies were projected from the external walls, forming a break for the play of light and shade on an otherwise unbroken line of elevation; and often giving character and effect to parts in which the introduction of other than the useful, combined with the ornamental, would have been inappropriate. At Cheynes Hall the walls, in parts, are almost encumbered with these projections; and in many other instances they form a distinguishing mark, whether as rising in one continued vertical line from the ground, or breaking out upon corbelled mouldings, at different heights. Indeed, the practice does not

seem to have been departed from until a very late date. Something like the peculiarity, exemplified as being near at hand, is still observable in the older portions of Lincoln's Inn.

The projection of the chimney here stands out from the wall 3 feet 1 inch, and appears to have extended from the ground to the top of the building, receiving the flue of a fire-place in the upper room, and finishing, most probably, after the usual manner, in a stack of ornamental chimnies. The portion, however, now left, does not exceed 14 feet in height, barely reaching to where the floor of the upper room must have stood.

On the left of the fire-place was a window, lighting the room from the north, in which an exception to the more general forms observed elsewhere in the building is apparent. It appears to have been arched, but the arch-line is the segment of a circle. Most, if not all the other arches are what is called four-centred. The soffit and jaumbs have sunk panels, alternately square and parellogrammatic, ornamented with quatrefoils. The arch of the opening must have reached nearly to the ceiling, but appears to have been unenclosed by the square head of the others. I should almost imagine this window to be of a later date than those on the opposite side, and that it may have been introduced during the reparations by Alderman Bond.

Of the interior appearance, further of the great Dining-parlour in its ancient state, but little evidence remains. The principal rooms of houses of corresponding character, in the same periods, were hung with arras, strewed with rushes,* and furnished with rude benches and tables. In some, stools or fixed seats round the walls were the substitutes for chairs. Arras, however, does not appear to have been used in this room at Crosby Place, as the walls, where any of the original stone-work is left, are worked to a fair and smooth surface, and square-jointed, as if intended to be uncovered. In the Hall the walls below the windows are of rubble, plastered over. This is likewise the case in the Throne-room, in both of which tapestry was undoubtedly hung. The cornice from which it was suspended is still apparent in the latter, and the quoin-stones of the windows are evidently lessened from their usual return, to accord with some decoration of the kind. In some edifices wainscot was

* The use of this, in his time, was considered as one among the many instances of the luxurious habits of Thomas à Becket. Fitz-Stephen, his secretary and historian, speaks largely of the pomp and sumptuousness of his master; and, as an instance of it, by no means then common, mentions, "that his apartments were every day in winter covered with clean straw or hay, and in summer with green rushes or boughs; lest the gentlemen who paid court to him, and who could not, by reason of their great number, find a place at table, should soil their fine clothes by sitting on a dirty floor."

made use of to line the walls ; but this, according to Aubrey, was not in common use earlier than the reign of Henry VII. or VIII. The Hall still shows traces of wainscotting, but of very modern character. Mr. Carlos thinks it was fitted at the time the Hall was used as a chapel.

The north wall of the parlour is much mutilated ; indeed the greater part of it is of brick, the consequence, perhaps, of successive repairs, although much of that material has evidently been used in many of the more ancient parts of the building.* I think it likely that the communication with the upper room was through this wall. Indications of a door still exist on the right of the fire-place, immediately under which, in the vaults below, is an original opening, forming the means of access to a small oblong enclosed space, the walls of which were probably the foundations of a corresponding enclosure above-ground, containing a stair-case leading to the upper rooms. Many of the stair-cases of old houses were placed in turrets attached to the external walls, similar to those of many old pulpits still to be seen annexed to churches,† These

* A considerable portion of the walls of the Hall, both above and below the windows, are of brick. About the middle of the 15th century this material began to be extensively used. Much of Eltham Palace and the gateway of Nether Hall is entirely of it.

† Westwell Church, Kent, has one, though not now used.

turret stair-cases very often communicated with external galleries, though in many instances the turret was omitted, or thought unnecessary, and an unenclosed stair-case alone was attached to the exterior. A small building at Fisherton-le-Mère, Somersetshire, has a flight of stone steps ascending externally to the upper story ; and some few other examples might be named.

It is only by some contrivance of this sort that the peculiar situation of a door in the north-east angle of the upper room can be accounted for. This door is at the line of the original floor, and was no doubt the entrance to the Throne-room. It is, however, singular that the mouldings of the arch are on the inside, and only plain splays on the outside ; the door is also hung to open outward. It at present gives admission to the middle floor of a small erection built in this situation, but which is evidently altogether of modern origin.* Nothing of this nature could apparently have stood here formerly. The angle at the north termination of the Hall is a perfectly quoined angle, and certainly extended no further than 7 feet 9 inches from the north wall of the Throne-room. It is still perfect

* The first notice of this room occurs in 1678, at which time, it is described among the parcels of a lease granted by William Freeman to Thomas Goodinge; as being then "newly enclosed with brick-work."

as high as any of the old work can be traced, which is almost 32 feet; and openings appear near it, looking westward, one of which seems to have been a window,* and the other a door. Here again is matter for speculation—the latter door, and that of the Throne-room, although within 3 feet of each other, are at different levels, the springing of the arch of the last being about even with the sill of the first, on the outside of which are attached two stone steps, apparently part of a stair-case descending from it. The mouldings of this door are also on the inside, plain splays being outside; and the door is hung as in the other. Immediately contiguous to these doors the stone-work is evidently as old, and of the same description as that in other parts; and the doors themselves have every appearance of standing in their original situations. I must own I cannot satisfactorily account for these incongruities. Even the idea of an external communicating gallery like those of our old Inns, which was the most probable arrangement, receives something like a check from the difference in the levels,

* This window is only 8 inches from the exterior angle, at about 9 feet 6 inches from the original floor of the Throne-room. The opening is 3 feet 9 inches wide, and 4 feet 5 inches high to the under side of the arch, which is very flat. The stone work has no moulding, externally, but is rebated out about $\frac{3}{4}$ of an inch, and the opening is filled in with modern brick-work. Above this window the old stone-work is discontinued.

and the unexampled appearance of the outside of the doors, which would have opened upon it. We often see, in the works of ancient Architects, the same labour bestowed upon portions less as well as more generally coming under observation ; and it appears singular to find, that at Crosby Place this was not, in the particular instance under consideration, attended to. It may be added, that some stair-cases had moveable blocks at the foot of them. At Wenlock Priory, a chamber, in the upper part of the building, was ascended to from an external gallery, at the end of which was a flight of stairs, the first step of which was 2 feet from the floor. Perhaps the same method was adopted in regard to the upper floor here, the steps from which descended on a gallery before the door of the Throne-room.

Dispensing with this question, it may be sufficient to say, that so late as 1756 a stair-case existed somewhere in this situation, for in that year Sambrooke Freeman, Esq. let to Joseph South and others, for 17 years, the " Hall, Throne-room," and " free egress up and down the back stairs," leading out of St. Helen's into the " said Hall, Throne-room, and Galleries thereto belonging." Whether this was the original, or only a more modern stair-case, does not appear.

The interior of the Throne-room was, with a few exceptions, the same as that below. An oriel or

bay, and a fire-place, stood immediately over those mentioned as existing in the room beneath. The old fire-place has been removed, but its situation is indicated by a modern one of extended dimensions. Of the bay-window, the exterior arch and angle-shafts remain, though the opening is filled up with brick-work. The arch mouldings conjoin with those of a square head, similar to that of the Hall, enclosing spandril, ornamented with an enriched trefoil. On the east of the oriel were three windows (in the lower room there were but two), and on the west, as below, one. They are of the same character, but of less elevation. Indeed the room itself might be thought to want height at the point from which the roof rises. Immediately over the windows a moulded cornice ran, apparently, round the room, mitring with which, at certain distances, were corbels, from which the main ribs of the ceiling sprang. There are seven of these corbels in the present length of the room, the ceiling being separated into six bays, the whole of them again sub-divided by horizontal ribs intersecting the principal ones into sixteen panels, formerly enriched with trefoiled tracery.

In the construction of this roof, as well as that of the Hall before noticed, we perceive a complete departure from the usual methods and practice of the time. In most buildings, or rooms of any size,

where stone was rejected as a covering, we find the timber roof relieved only by the introduction of arches and tracery, and left open to the rafters. This kind of roof obtained, until a very late period, in the halls and banquetting-rooms of the nobility and gentry of England. The halls of Dartington, Haddon, Eltham, Beddington, and Croydon, are all specimens of its adoption. In most apartments of moderate size, or those in more general use, we find the horizontal panelled ceiling. This was particularly the case in the later periods, although instances of the occurrence of a flat ceiling are to be met with very early. The old Manor House of Winwal, in Norfolk, has a room with a flat ceiling, and a cornice of zigzag moulding round it, bearing every mark of originality. The Painted Chamber in the Palace of Henry III., at Westminster, had a flat ceiling, divided by ribs into panels, and ornamented with painting and gilding. Returning to more cotemporary periods, it may be observed, that at the Parsonage House of Congresbury, Somersetshire, and in the Withdrawing-room of Hampton Court this feature is to be met with. The Withdrawing-room of Crosby Place had also a flat panelled ceiling; and the departure from this form, in the upper room, may owe its origin to the necessity for giving height to it internally, the exterior

elevation ranging with that of the hall which it adjoined.

The arch of the ceiling is inclined to an ellipse, the rise being about 6 feet 4 inches, and the height, from the original floor of the room to the top of the cornice from which the curve commenced, about 12 feet. The timber couples of the roof correspond in number to the main springers; and the method adopted in the framing of them is curious.

In viewing the present state of this once superb room, we cannot help deprecating the feeling, or rather the want of it, that has sanctioned the almost unnecessary destruction of so many valuable portions of it. In the wall which separates it from the hall, a large opening has been made, and two corresponding windows to those on the east side of the latter destroyed, with all trace of the former finish of the room in that direction. By the way, there does not seem to have ever been any access to the space behind the high table of the Hall from this room, though it is likely that the upper part of it was appropriated to some use connected with it. The whole of the ancient character is obliterated, in the interior, here; in fact, as previously observed, all extending from the north-east to the south-west of the edifice is, at least above the ground, entirely modern. The back gate of the mansion was the

last portion in this situation that remained. When Wilkinson published his book it would appear to have been standing. He notices it as an elliptical brick arch, occupying the position of the present opening, and says that it “ had stone piers more ancient attached.”

This part of the building seems to have been subjected to vicissitudes which the other portions escaped. The first encroachment upon its early disposition bears date about the time of Sir John Spenser, and much of it in this direction was destroyed by fire during the residence of Sir John Langham, or his son, Sir Stephen. Previous, however, to more particularly noticing this, it may not be uninteresting, having endeavoured, as far as practicable, to establish its ancient character and arrangement, to trace the building through the intervening periods, from the time of Sir John Crosby to when the first alteration, as above, is stated to have taken place.

From the completion of Crosby Place, in 1472, until the death of Sir John, which happened in 1475, it may be reasonably inferred it was occupied by him and his family, and for some short time after his decease, by his widow, Ann, to whom it was bequeathed in his will. Subsequently, viz. about 1483, Richard, Duke of Gloucester, afterwards Richard III., is noticed in possession, pro-

bably as a tenant under Crosby's Executors, who (see Memoir in Appendix) retained interest in it until A. D. 1501. On the 4th of May, 1483, Richard is described as arriving in London, from York,* with a great retinue, soon after which, Fabian† says, the "sayd Duke caused the Kynge to be removed into the Tower, and hys brother with hym; but the Quene,‡ for all fayre promyses to her mayde, kept her and her doughters wythin the foresayd Seyntuary" (the sanctuary at Westminster), and the Duke lodged hymself in *Crosby's Place, in Bishoppesgate Street*," where it is recorded the Mayor§ and citizens waited upon him with an offer of the Crown. Holinshed also, referring to the result of Richard's schemes and affectation of popularity, states, that "by little and little all folke

* Hume's History of England.

† Fabian's Chronicle.

‡ Elizabeth, Widow of Edward IV., his Mother.

§ Sir Thomas Billesden, Haberdasher. Richard seems to have been concerned in dealings with several of the citizens. To Sir Edmund Shaw, Mayor in 1482, he sold much plate, viz. "four pots of silver parcel gilt, weighing 28lbs. 6ozs.; three pots and five bowls, with a cover, weighing 35lbs.; twelve dishes, eleven saucers, silver, with gilt borders, weighing 36lbs.; twelve plates, silver, with gold borders, weighing 44lbs. 11ozs.; moreover, two chargers, silver, with gilt borders; two chargers, ten saucers, one ewer parcel gilt; four chargers, two with gilt borders, two without. The weight of the said plate was 275lbs. 4ozs, of troy weight; and after 3s. 4d. per oz. came to £550. 13s. 4d."—*Ledger Book of Richard III.*, vide Strype's *Stow*, vol. 2.

withdrew from the Tower, and drew unto *Crosbie's*, in *Bishoppesgate Street*, where the Protector kept his household; so that the Protector had the Court, and the King was, in a manner, left desolate." How long Richard retained possession is not to be exactly defined. Harrison says, that the Crown was offered to him on the 25th of June, 1483—that on the 27th he was proclaimed, and the next day removed to Westminster.

In 1501 we find Crosby Place assigned, by the Executor of John Easefloy, the representative of the surviving Executor of Sir John Crosby, to one Bartholomew Reed, whose wife, Elizabeth, held it until 1507. Between this period and 1523 it had devolved to John Best, Alderman of London, and from him, by purchase, to Sir Thomas More, Under Treasurer of England, and afterwards Lord High Chancellor,* who, on the 20th of January in that year, sold all his remaining term or interest in the lease of the "great tenement, called Crosbie's Place," &c. to one Antonio Bonvixi, or Bonvisi, merchant of Lucca. At this time forty-two years of the original lease from the Prioress and Convent had yet to run; previous to the expiration of which term, and after 1538, in which year Antonio Bonvisi obtained of Dame Mary Rolleston the "cham-

* Beheaded, A. D. 1535.—For a fac-simile of his signature, from the deed of purchase, see the plate attached to the Appendices.

ber in the alley," the " Priory of St. Elyn," as it is sometimes styled in the old Deeds, must have been dissolved, and its possessions have become Crown property;* for, on the 28th of August, 34th of Henry VIII. (1542).† Sir Edward Northe, Knt. Treasurer of the revenues, " had received of said Anthony £207. 18s. 4d. sterling,‡ due to the use of the King's Majesty," for the " gift, grant, and clear purchase of the house and site of the late Priory of Blackfriars, in Chelmsford," with " all edifices, orchards, houses, gardens, land, and soil of the said late Priory, and for a croft of land, called Gravel Pits," in the county of Essex, and " for divers other crofts and parcels of land, late parcel of the possessions of the late Blackfriars;" and " for one tenement or messuage, called *Crosbow's Place*, lying and being in the parish of St. Ellen's, in London;" and " for divers other houses, messuages, &c. in

* Howell's History of London says it was surrendered Nov. 25th the 30th of Henry VIII. Stevens, in his additions to " Dugdale's Monasticon," gives the same date, and adds, " by Mary, the last Prioress," (probably the Mary Rollesey mentioned above), it was valued by Dugdale at £314. 2s. 6d., by Speed at £376. 6s.

† The King's Letters Patent, bear date the 9th of September, 1542.

‡ This sum must have been paid more strictly in reference to the other portions of the grant; for the second section of the Act of Parliament, which vested in the Crown the monastic edifices and their possessions, provides for the rights of all parties holding under the different dissolved houses.

the parish of St. Ellen and the parish of St. Mary-Axe, in London, late parcel of the possessions of the said late Priory of St. Ellen's."

From 1523 to 1547 Bonvisi continued to reside in Crosby Place. On the 1st of April, in the latter year, he leases the same to William Rooper and William Rastell,* who then succeeded him in the occupation.† Two months previous to the date of this lease, Bonvisi entailed Crosby Place, and his other possessions, on Peter Crowle, or Growl, with remainder, in failure of heirs by the said Peter, to other parties named, upon like conditions; but three years after, viz. in the 3d Edward VI., 1550, he, with his family, "against his allegiance," as the inquisition taken shortly after recites, "went and departed out of England into the parts beyond the sea, without license, and against the force, form and effect of a statute and certain proclamation in that

* This Rastell was, probably, from the apparent connection of the families, a near relative of John Rastell, the brother-in-law of Sir Thomas More, and a celebrated writer of moralities and interludes about the latter end of Henry VII's reign. One of his publications, and a very curious one, as evincing an attempt to introduce subjects of science and natural philosophy as amusements on the stage, bears this title, "A new Interlude and a mery, of the nature of the IIII Elements, declarynge many proper points of Philosophy Naturall, and of dyvers strange Landys, &c."—*See Percy Reliques*.

† This lease was granted for "4 score and 10 years," commencing at Lady Day, 1547, at the yearly rent of £11. 14s. 8d., payable quarterly.

behalf made, published, and proclaimed." It would appear also, that Rooper and Rastell, the leaseholders under Bonvisi, as well as Peter Crowle and the other parties interested in the property, were likewise "departed beyond sea," by which means, and in pursuance with the effect of the above-mentioned statute and inquisition, their estates and effects became forfeited, and were afterwards granted by the King to Sir Thomas Darcy, Knt., Lord Darcy, of Chule.

The absence of Bonvisi, and those connected with him, may be referred to the troubles occasioned by the difference of opinion on religious subjects; and the persecutions against those who retained the observances of the former, or Catholic forms, which took place about this time. We find, on reference to the History of England, that about 1549, an Act of Council, established a Commission, to search after and examine "all heretics and contemners of the Book of Common Prayer." In the execution of this office, we are told by Hume, the Commissioners were invested with a power which extended even to the repeal of any statute that might interfere with their object, and that many tradesmen of London were examined by these Commissioners. This, with the fact that several executions followed such examinations, is sufficient to account for the abandonment of their property by the family of

Bonvisi, who, with the other parties mentioned as connected with them, and interested in Crosby Place, were evidently favourers of the old persuasion, from the circumstance of their re-appearance in England immediately on the accession of Queen Mary; in the first year of whose reign (1553) Anthony Bonvisi was, by Lord Darcy, "for divers good causes and considerations," restored to the possession of his former estates.* Soon after his return Bonvisi appears to have deceased; and though he had obtained a license to alienate, he does not seem to have availed himself of it, for we find the property descending, in the following month to that in which he was himself re-possest, to Peter Crowle.

It would almost seem, that great anxiety existed among the parties interested in Crosby Place, under Bonvisi's will, on the accession of this Peter

* The Deed of Grant is dated the 10th of May, 1553, and commences by reciting that, by an inquisition taken in 1550, Anthony Bonvisi was found possessed of (inter alia) Crosby Place, and nine tenements to the same belonging; and goes on stating the entailment to Peter Crowle, the lease from Bonvisi to Rooper and Rastell, and an under lease from them to Benedict Bonvisi and Germaine Cioll, with the fact that all these several parties had "went and departed out of England unto the parts beyond the sea, without license;" as well as the grant by King Edward VI. to Lord Darcy: concluding by witnessing, "that Sir Thomas Darcy, Lord Darcy, for divers good causes and considerations," did grant to Bonvisi, and the other parties, all his right, title and interest in the premises, to hold in as ample manner as he held.

Crowle, and something like an impression obtains, that he was of wild and unsettled habits, from the circumstance of the precautions which were apparently taken to secure the after provided for succession. In June, 1553, immediately on his accession, we find him entering into a bond of £1,000, and covenanting with William Bonvisi, of Elthm (Eltham, Kent), father of an Anthony Bonvix,* mentioned in the elder Anthony Bonvisi's will, as next in reversion after Crowle, William Rastell, and Richard Heywood, of London; and John Webb, of Feversham, Kent;† and Germaine Cyoll, second in succession after Crowle; the third, one John Ryther, "Cofferer of the King's Majestie's household," having most likely died in the meantime, that he would not, without their consent, "directly or indirectly bargain, sell, give, or alien, by any ways or means, the said great messuage or tenement, called Crosby's Place, and its appurtenances." Between this period and 1560, various other arrangements were entered into between the parties, and Anthony Bonvix, the younger, would appear to have died; for, in February of the latter year, Crosby Place reverted to Germaine Cioll,

* Probably the brother and nephew of the proprietor of Crosby Place.

† All parties to the deed of entailment by Antonio Bonvix or Bonvisi, the elder.

and Cycylie his wife,* Peter Crowle having previously covenanted, for certain considerations, to suffer a recovery of the premises. Cyoll and his wife retained possession, and resided here from the date of this transaction, last day of February, 1560; until 15th May, 1566, when the whole of the property as granted to Antonio Bonvisi, excepting four tenements in the line of the street, and “a foot and a half of breadth of void ground, continuing in length by the brick wall on the east side of one of the said tenements, late in the tenure of Agnes Bigget, widow,” passed by purchase to William Bonde, alderman and citizen of London;† during whose proprietorship, it is said, Crosby Place underwent considerable repair and addition. He is represented as having increased the house in height, by building a turret on the top thereof. This feature does not, however, now appear; and it is probable that the repairs by him had reference principally to those parts of the edifice which no longer exist.

From the Alderman, who died in 1576,‡ the pro-

* The daughter of Sir John Gresham, Knight, uncle of Sir Thomas Gresham, the founder of the Royal Exchange.

† The purchase-money, paid by Alderman Bonde, was £1,500.

‡ Stowe mentions the existence of a monument to his memory, in the north wall of the choir of St. Helen's Church, and gives the following as the inscription upon it:—“Here lieth the bodie of William Bonde, Alderman, and some time Shrieve of London; a marchant adventurer, and moste famous in his age for his greate adventures, bothe by sea and lande.”—*Obit*, 30, die Maie, 1576.

perty descended to his second and younger sons, William, Nicholas, and Martyn Bonde; his first son, Daniel, mentioned in his will, probably dying before his father, and subsequent to the date of that instrument, which was made two years before the elder Bonde's death. After his father's decease, William Bonde, the younger, continued to reside with his mother at Crosby Place, in accordance with the wish of his father, expressed in the will; his brother Nicholas occupied a tenement adjoining, which William afterwards purchased of Harrington, with a garden and orchard, &c. before alluded to, and attached to Crosby Place.* The property would, however, appear to have been added to previously to this, as *nine* tenements are mentioned in the first grant to Crosby, in that from Bonvisi to Rooper and Rastell, and in the re-grant from Lord Darcy, beside the "Chamber in the alley;" while *ten* messuages appear, in the deed of sale from Cioll to Bonde, exclusive of the "Chamber bounded or edified upon the Larder House," with one garden, three curtilages, and one lane.

From 1576 to 1594, a period of 18 years, the title to Crosby Place remained in the family of Al-

* Martyn Bonde was, in 1568, a Captain of the Train Bands, in the Camp at Tilbury. He lived to the age of 85 years, dying in May, 1643, and was buried in St. Helen's Church, where a monument to his memory still exists.

derman Bonde, of whose sons, William and Martyn, it was, in the 36th of Elizabeth, purchased by Sir John Spencer, Knight, for £2,560,* who in that year kept his mayoralty there.

During the occupancy of it by Sir John, Crosby Place underwent "great reparation;" and it would seem, that about this time its ancient appearance became to be destroyed, first by the erection of the "most large warehouse," which Sir John "builded neare thereunto," and after by other alterations. In 1606, Sir John Spencer purchased of Sir Edward Stanhope, Knt., D.L., one of the Masters in Chancery, the Rectory, Church, and Parsonage of St. Helen's, adding this to his other possessions here. In 1609 he died,† when Crosby Place and appurtenances, with the Rectory of St. Helen's, descended to the Right Hon. Sir William Compton, Knt.

* This shews a considerable increase in the value of the property during the lapse of 34 years, even allowing for the additions made to it.

† Howell's History of London says, he lived in Crosby Place in 1612; but this must be an error. He was buried in St. Helen's Church, where his monument is still to be seen, bearing a corresponding date to that mentioned above, as the period of his death. The following is the inscription:—"Hic situs est Johannes Spencer, Eques Auratus Civis et Senator Londinensis ejusdem Civitatis Prætor, Anno Domini, 1594. Qui ex Alicia Bromfieldia Uxorē unicam reliquit Filiam Elizabeth Gulielmo Baroni Compton enuptiam.—Obiit 30, die Martie, Anno Salutis, 1609."

"Socero bene merito Gulielmus
Baro Compton gener possuit."

Lord Compton, in right of his wife Elizabeth, the daughter and heiress of Sir John.

The first notice of Lord Compton's possession occurs in July, 1609, four months after Sir John Spencer's death, when he and his son, Spencer Compton, thus named, probably, in compliment to his grandfather, purchased two of the four messuages reserved in the sale from Cyoll to Bonde, which had reverted, on the death of the widow Cyoll, to the parties of whom they purchased, by virtue of a Deed of Feoffment.* William Lord Compton's residence would seem to have been but brief, as in 1615 he leases it for 21 years to William Russel, of London,† describing the "Capital messuage or mansion-house, called Crosbye House," as being "then or late in the tenure of the Dowager Countess of Pembroke."

From Lord Compton, otherwise William, Earl of Northampton,‡ the property, which, with the exception of the two tenements before referred to,

* The parties were, one Masham and Coppin, and they were Executors of the Widow Cyoll, as well as Feoffees. Widow Cyoll's will is dated the 25th of August, 1608.

† The rent covenanted to be paid by Russel was £200 per annum, a considerable rent in those days—and such, probably, as but few houses in London, at that time, produced.

‡ He was created Earl of Northampton, August 2d, 16th of James I., was Lord President of Wales, and died 14th of June 1630.

appears to have been nearly, if not the same, as the possessions of Bonvisi, descended to his son Spencer, Earl of Northampton, who, in 1638, resided with his Lady* in Crosby House, as a curious deed or lease, dated 26th November in that year proves.†

* Mary, daughter of Sir Henry Beaumont, brother of Mary, Countess of Buckingham.—*Hasted's Hist. of Kent.*

† This deed gives an insight into the manner and terms on which the Governor and Company of the New River transacted their business at that time. Instead of a mere payment for the use of the water, as now usually practised, a lease of the water, or rather the pipe containing the water, seems to have been granted. The Indenture is made “between the Governor and Company of the New River brought from Chadwell and Amwell to London, on the one part, and the Right Honourable Spenser, Earl of Northampton, and the Lady Mary, his wife, on the other part;” and recites, “that the said Governors and Company, in consideration of £3, paid in the name of a fine or income, did demise and grant unto the said Earl and his Lady, a *quill or branch of lead, containing half an inch of water, or thereabouts*; the said branch to be laid from the main pipe that lyeth in Great St. Ellen's, and from thence to be conveyed to the aforesaid pipe of lead by two of the smaller swan-necked cocks, for that purpose then already employed, into the kitchen and wash-house of the then dwelling-house of the said Earl and his Lady, at his or their own costs. To hold the said branch and water-course, unto the said Earl and his Lady, for the term of 21 years, then next ensuing (time of needful reparations and mischance and casualty by fire only excepted), if the said Earl and his Lady should so long live, dwell, and continue in the said house, and use it not otherwise than they then did for greater expenses of water, at the yearly rent of £4, payable quarterly.” There is also in the Deed some of the covenants usual in leases of houses, viz. a covenant for “quiet enjoyment (time of needful reparation and casualties by fire excepted), covenant on the part of Lessees, that the Governor and Company, or their officers and ser-

The period of his occupation did not, however, exceed four years, commencing, probably, at the expiration of the lease from his father to Russell, as in June, 1640, we find Sir John Langham, Knt. in possession, under a lease of that date, for "four score and nineteen years." The fee simple remained in him until his death, and in the hands of his son James until 1678, when it passed to the Cranfields.

The shortness of Earl Spencer's residence here may be referred to the commencement of the troubles which at this period began to distract the kingdom. The city of London is represented as strenuously supporting the measures of the Parliament, and, as such, would be no proper place for the adherents of the King, among whom the Earl* was one of the firmest; and one among the first of

vants shall come into the house to view the said cock and pipe for the said water-course, and to see that the said water shall not run to waste." Also a proviso for re-entry, if the rent should be unpaid 14 days after due; or if water should be run to waste (excepting time of frost), or if the cock and pipe should be altered, or taken away, or any other water-course drawn out of it. Lessees not to give any water out of the said pipe or cock to any persons but such as did take water of the said Governor and Company, and that only when by casual means their own pipe should be stopped or broken; and a covenant from Lessors for cessation of rent, if Lessees should be "unserved with water by reason of any let or impediment," which should not be mended within 14 days after notice, except in time of frost.

* He was slain in battle, on the King's side, at Hopton Heath, Staffordshire, March 19, 1642.

the nobility who fell in the struggle which succeeded.

During Sir John Langham's tenancy, it has been stated, that Crosby Place was used as a prison for the Royalists. This included a period of 34 years, at the end of which time his son, Sir Stephen Langham, appears as residing in it. In 1674, he let to Edward Pelling, Clerk, for one year, the tythes of the Rectory of St. Helen's, at 20 shillings, reserving to himself, his children, or family, &c. free burial-place in any part of the Chancel of St. Helen's Church, and several pews in the Chancel for the use of those who might, during the time of his lease, occupy Crosby House. Edward Pelling was to officiate as Curé, and perform the ministerial offices, and repair the Chancel of the Church.

It is probable that the fire, which is represented to have destroyed so much of Crosby Place, occurred during the time of Sir Stephen's tenancy, between 1674 and 1678. The Fire of London, in 1666, may possibly have reached and injured it, but Sir Stephen evidently occupied it after that period, probably until shortly previous to March, 1678; as at that time, and just before the fee simple passed from the Earl of Northampton, one William Freeman, who had become entitled, by virtue of an under lease from Sir Stephen, let "Crosbye's Place," described as then in the occupation of

Granado Chester, grocer, to Thomas Goodinge, Esq. Sir Stephen's leasehold interest was retained by him so late as 1692, when he sold his remaining term to the above-named William Freeman, who at the same time purchased the fee simple of Crosby Place, eight messuages and the Rectory, from the Cranfields.

The lease to Goodinge gives the date of the encroachments upon the Hall and other parts of the Edifice, as well as that of, or nearly, the first formation of Crosby Square. The parcels are thus described,—“ All that great *Warehouse*, then in the occupation of Granado Chester, grocer, being *part of and then lately divided* from the Great Hall, belonging to and parcel of the great Mansion House or tenement, then, or late, called or known by the name of Crosby's Place, theretofore in the tenure of Sir John Langham; which said warehouse extended from the passage, leading out of Bishopsgate Street unto the *new square of buildings there, called Crosby's Square*, backwards as far as great St. Helen's.” The warehouse referred to must have been the lower part of the Hall, between a floor placed at the level of the original Minstrel's Gallery, which, as before noticed, possibly yet exists over the passages to Crosby Square, and the original level of the Hall, the upper part of which was at this time used as a Meeting-house, unen-

cumbered with the second floor, which was afterwards inserted. The Hall is included in the grant to Goodinge, as well as the other present portions; and is described as "all that great Hall and little Room at the north end." The other parcels of the grant were the rooms, formerly the Withdrawing-room and Throne-room of the Mansion; the former of which was then used as a warehouse, and in the occupation of the "Company of Merchants of London, trading to the East Indies;" the latter being described as "the Great Room or Chamber, lying over the said great warehouse, in occupation of the said Companye." A room at the south end of the Hall, over the passage leading to the square, is also mentioned, probably used as a Vestry, and the little room at the north-east corner of the Dining-room, is said to have been "then newly enclosed with brick-work," and also in the occupation of the East India Company.

The house, now occupied by Mr. Capper, was built about this time by one Edward Martin, plasterer, as well as one, on part of the yard, by John Rossington, and one, on the site of that now rented by Mr. Colley, by Clement Kettle, box-maker. In 1683, the house beyond the Hall, on the north, was erected on part of the "void piece of land;" and in 1722, we find part of Crosby Square occupied by Stabling and Hay-lofts, while a privilege

was held by the tenants of such houses as were there already built, to lay dung in such parts of the Square as was assigned for that purpose.*

From this period Crosby Place has progressively assumed its present appearance, and the site its modern disposition ; and it only remains to remark, that having passed through one or two intermediate tenancies, the proprietorship still remaining in the Freemans, the last possessors of that portion of the edifice which has remained to the present time, were Messrs. Holmes and Hall, packers ; during whose use of the Hall, for the purposes of their business, much of the interior ornament and arrangement, which until that period had existed, was unfortunately, necessarily to their convenience, destroyed. It is to be hoped, however, that the efforts of the Committee for the restoration, which has lately been formed, may meet with that success which the nature of their object deserves ; and that Crosby Hall, one of the last remaining relics of the Ancient Domestic Architecture of London, may long remain a feature of the Metropolis, and not be numbered, like many others, victims to the march of innovation, among “ the things that were.”

* So late as 1752, a cistern is mentioned as standing, for watering horses, which would almost fix a later date to the completion of the square, than that assigned by Strype, viz. 1720.

The first of these is the fact that the
 system is not a simple one, and the
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 would expect.

Autographs of Ancient Professors of Crosby Place.

Thomas More

(From the Deed of Sale to Antonio Bonvisi.)

John Bradford

William Bonde

(From the Deed of Sale to Sir John Spencer.)

John Bonvisi

John Bonvisi

John Bonvisi

(From the Deed of Sale to Alder Bonde.)

Appendix, No. I.

MEMOIR OF SIR JOHN CROSBY.

OF the early part of the life of Sir John Crosby we have no certain record. It would appear that, in Stow's time, something like a tradition existed of his having been a foundling, and that he derived his name from the circumstance of his being discovered near a Cross (Cross-by). Stow rejects this, and "holds it as a fable,"* from his having read of others of the same name previously, and among the number, one John Crosby, to whom, in 1406, Henry IV. granted the wardship of Joan, the daughter of one Jordaine, a wealthy fishmonger of London. He supposes this John to have been the father, or grandfather, of the founder of Crosby Place. Strype† adds, in continuation, that there was a Sir John Crosbie, Knight, and Alderman of London, tempore Edward III., to the executor of whom, Thomas Rigby,‡

* Survey, 4to. edit. 1603, p. 174.

† Strype's Stow, 1720, vol. 1. book II. p. 105.

‡ A curious coincidence here occurs, both in the names and possessions of the two Crosbies, as well as the names of their Executors. They each possessed the Manor of Hanworth, and each devised their property in trust to a Rigby.

Edward Prince of Wales granted the custody of the Manor of Hanworth, during the minority of the heir of this Sir John, by name also John.

The name of Crosby was by no means uncommon about this period. One Richard Crosby was Prior of St. Mary's, Coventry, from 1399 to 1436. His likeness, from a painting on glass in St. Mary's Hall, Coventry, is given in Smith's *Ancient Costume*; and a Crosby appears as Gentleman of the Chamber to King Henry IV. in 1414, who is stated to have been dismissed, with the King's Confessor and one Durham, the court of the King, in consequence of their having become obnoxious to the Commons, and not, as the King expressed himself at the time, "that he knew any cause why they should be removed, but only because they were hated by the people." The Crosby here mentioned may, however, have been the one alluded to above as the guardian of Joan Jordaine.

The first authentic notice of Sir John Crosby, of Crosby Place, who appears to have been intimately connected with all the principal events of the bustling period in which he lived, not only in his civil and official capacity, but as an active and zealous partizan of the Yorkists, occurs in 1461; at which time he represented the city of London in Parliament—was Alderman—Warden of the Grocers' Company—and Mayor of the Staple of Calais.

The estimation in which he was held, and his consequence as an influential person, may be inferred from the various commissions, both public and private, with which he was entrusted. In 1466 he obtained a Lease of the site of Crosby Place, for 99 years, at the yearly Rent of £11. 6s. 8d.; in 1470 he served the office of Sheriff, in conjunction with John Warde;* and in 1471 he appears among the number of those who were knighted by Edward IV., on his approach to London,† after his landing at Ravenspur; at which time the Lord Mayor‡ and Aldermen, with a great number of the Citizens, went forth to meet him between Shoreditch and Islington. This honour would appear to have been bestowed upon Sir John and the other Citizens by Edward, in reward for their devotion to his cause, and for the assistance they collectively and individually had rendered him in his attempts. The bastard, Falconbridge, had, only a short time previously, been, by the gallantry of the Citizens, defeated in his attack upon London, on behalf of the Lancastrian party; and

* Son of Richard Warde, of Howden, in the County of York, and Mayor of London in 1484, 2nd Richard III.

† May 21st, 1471.—Stow's Chron.

‡ Fabian says the Mayor, Sir John Stocton, when he heard of Edward's landing at Ravenspur, to avoid the difficulties attendant upon the peculiar situation in which he was placed by the contention of the two kings, feigned himself sick, and that his office was executed by deputy.

Hume* says, that several of the Citizens had lent him money. Probably Sir John was among the number.

In 1472, he was appointed one of the Commissioners for arranging the matters in dispute between Edward IV. and the Duke of Burgundy,† which office he again held in the following year.‡

Sir John died in 1475, and was buried near the chapel of the Holy Ghost, in the Church of St. Helen's, under a rich altar tomb, which he directs in his will, to be laid over him and his first wife Agnes or Anneys.§ His second wife, Anne, sur-

• Hist. England.

† Stow's Chron. p. 739.

‡ These differences, probably, related to the loan by the Duke to Edward, which the former is represented to have taken such pains to conceal from the Lancastrian party, previous to the certainty of Edward's success.

§ This tomb is still to be seen: it is composed of freestone, and is the usual table monument of the time. The upper part is enriched, or corniced, by a cluster of mouldings, and the sides are divided by eight buttresses, of two stages each, into seven bays or compartments, alternately of a greater and less dimension. The larger compartments are filled in with square sunk panels, ornamented with a quatrefoil enrichment, in the centre of which are shields of arms; the middle ones appear to be charged with the Crosby arms; viz. Sable, a chevron Ermine, between three rams, trippant, Argent, armed and hoofed, Or—the others are defaced so much as to prevent recognition. Over these panels is a kind of frieze, the depth of the upper shelving or tabling of the buttresses, in which are other sunk panels without ornament. These latter panels are repeated in the frieze over the smaller compartments, the lower parts of which are filled in with two tiers of foliated

vived him, but by her he would appear to have left no issue. By his first wife* he had several children, who all, apparently, died during his lifetime. A daughter, whom he styles "Johanne Crosby, otherwise Johanne Talbot," seems to have been living at the date of his will, 6th March, 1471, four years before his death, which must have occurred previous to February 6th, 1475; on which day his will was proved in the Prerogative Court.†

To this daughter he bequeathed his estates, in de-

arches, separated at the level of the lower tabling of the buttresses. A panelled plinth, twelve inches deep, with a step, six inches high, forms the base, which is now partly buried beneath the pavement of the church. On the ledger of the monument lie alabaster figures of Sir John, and his wife Agnes. He is represented in plate armour, his head resting on his helmet, his feet on a griffin; he has a mantle and a collar of roses and suns, supposed to have some allusion to the badge of Edward IV., and a dagger at his right side, but no sword. The female figure is attired in a long gown, enveloping her feet; with tight sleeves, a long mantle, and a girdle with dependent tassels. On her head is a close cap, and a veil, which falls on the cushion, or pillow, on which the head rests. The hair seems to have been tucked up under the cap, and an ornament, or collar of roses, adorns her neck. Her feet rest upon two dogs. The inscription, which formerly existed on this tomb, is given by Weever, as follows:—*Orate pro animabus Johannis Crosbie, Militis, Ald. atque tempore vite Majoris Staple ville Calies, et Agnetis uxoris sue. ac Thomæ, Richardi, Johanni, Margarette et Johanne, liberorum ejusdem Johannis Crosbie, Militis Ille obiit 1475, et illa 1466. Quorum animabus propicietur Deus.*

* By the inscription formerly extant on the tomb, this lady appears to have deceased in 1466.

† Gough's Sepulchral Monuments.—Appendix, No. IV.

fault of issue by his wife Anne, but a Johanne or Joan was buried in the same tomb with him, which may perhaps be the daughter here mentioned, who may have died previous to her father, and after the date of his will. Be this as it may, I am inclined to think no issue of Sir John succeeded him; neither did any of his cousin Peter Christemas, to whom the remainder was to have reverted on failure of heirs by Sir John's wife, Anne, and his daughter Joan; for, in 1501, the Executor of the surviving representative of William Bracebridge, one of Crosby's Executors, assigned the original Lease of Crosby Place to one Bartholomew Reed. I can hardly reconcile the contradiction between this fact, and the statement of an author before noticed,* to the effect, that a John Crosby, whom he supposes was the son of Sir John, presented to the Rectory of Hanworth in 1498. Twenty-three years had at this time elapsed since the death of Sir John Crosby, and yet, in 1501, three years later, his Estates were in the possession of the representative of his surviving Executor. I should be inclined to accept the evidence of the latter fact, in preference to the authority† quoted for the former assertion. Again, about this time a distri-

* Carlos' Historical and Antiquarian Notices of Crosby Hall, London.

† Newcourt's Repertorium, vol. 1, 629.

bution of Sir John's effects, in accordance with the provisions in the latter part of his will, appears to have taken place, for Gough* notices the existence of an inscription in Theydon Gernon Church, Essex, commemorating the gift of a sum of money, portion of his "*godys*," towards the building of the steeple of that church. The inscription is represented as being engraved on a stone, 6 feet 5 inches by 4 feet, in raised letters, having at the head of the first line the arms of Sir John, and at the end those of the Grocers' Company. From the circumstance of the introduction of the latter, it is more than probable that the possessions of Sir John were appropriated, as it was directed they should be, in default of heirs by Christemas, among the Grocers' Company, and by them in certain charitable uses, of which that gift was parcel. Crosby Place probably fell to the share of the before-mentioned Bartholomew Reed, to whom it was assigned by Crosby's representatives in consequence.

* Sepul. Monuments. To this inscription the date 1520 is affixed; but it is considered to be a modern introduction.

Appendix, No. II.

**ORIGINAL LEASE OF THE SITE OF
CROSBY PLACE TO JOHN CROSBY.**

Hec Indentura facta int' Aliciam Ashfelde Priorissam domus sive Prioratus S^ce Helene infra Bisshoppesgate Londoñ & ejusd^m loci Conventum ex pte una et Johem Crosby Civem & Grocerum Londoñ ex pte altera testatur qd p'dict' Priorissa & Conventus unanimi assensu & consensu tocius Capituli sui concesserunt tradiderunt & ad firmam dimiserunt p'fato Johi totum illud teñtum cum domibz solar̄ celar̄ gardino adjaceñ eideñ teñto spectañ & alijs suis ptiñ quondam in tenura Catanei Pinelli M'catoris de Janua & modo in tenura d^ci Johis Ac quod & que id^m Johes nup huit ex dimissione Alicie Wodehous nup Priorisse domus sive ecclie p'dict' & ejusdem loci Conventus situat' & jaceñ in Bisshoppesgatestrete in Pōchia Sancte Helene p'dict' Londoñ simul cum quadam Venella que se extendit in Longitudine ab Orientali porta d^ci teñti usq' ad Cornerum sive finem australem cujusdam pve venelle borialit^r diverteñ in clausum Prioratus p'd^ci Et

cum novem messuagijs quos sex messuag̃ situat' sunt & jacent p vicum Regum vocat' Bisshoppesgatestrete p'dict' in longitudine int' frontem p'dēi teñti & frontem campanil ibm ecclie p'dēe ptiñ et quoddam mesuag̃ dēos novem mesuagios quod Katerina Catesby Vidua nup tenuit situat' est infra portam subtus campanile p'dict' et sex mesuagijs p'dēis anñex una cum quadam vacua placea terre directe & linialit' extendeñ in longitudine versus orientem p dc̃m mesuag̃ quod dc̃a Katerina Catesby nup tenuit ab exteriori parte de la place sive poste campanil p'dict' abuttante sup partem borialem dēos sex mesuagios p Regiam stratam predict' in Cimiterium ibm̃ quinquaginta octo pedes & dimid assise et abinde extendeñ in latitudine versus Austrum directe usq' quoddam teñ ibm̃ nup in tenura Roberti Smyth Et duo mesuag dictos novem mesuagios conjunctim situat' sunt infra clausum dēe Priorisse quos unū nup fuit in tenura dēi Johis Crosby ex dimissione prefate Alicie Wodehous nup Priorisse et aliud mesuag̃ ipos duos mesuag̃ nup fuit in tenura dicti Roberti Smyth ~~tenē~~ & tenendū totum p'dc̃m teñtum cum domibz celar solar gardino adjacen eidm̃ teñto spectañ & alijs suis ptiñ adeo plene & integre sicut dc̃s Johes Crosby ill ante dat' p'sentiū huit & tenuit simul cum venella novem mesuag̃ & vacua placea terre p'dict' ac alijs suis ptiñ p'fato Johi Crosby execut' & assigñ suis a festo Nativitatis

S^ci Johis Bapte anno Dⁿi Milli^mo quadringentesi-
mo sexagesimo sexto Et anno regni Regis Edwardi
quarti post conq^m sexto usq' ad finem ter^mi nona-
ginta & novem annos extunc p^x sequen^t & plen^a
complend^t Reddendo inde annuatim durante ter^mio
p'd^eo p'fatis Priorisse & Conventui & successoribz
suis undecim libras sex solidⁱ & octo den^ar bone &
legalis Monete Anglie ad quatuor anni ter^mios in
Civitate Londoⁿ usuales p^r equales portiones Et si
p'dicta aⁿua firma aretro fu'it in pte vel in toto non
solut' p un^u mensem post aliquem ter^mi p'd^eos qua-
tuor terminos quo solir debeat ut p'd^em est tunc
bene liceat prefatis Priorisse & Conventui & Suc^e
suis in p'dict' teⁿ mesuagⁱ & venella cum ptiⁿ in-
trare & distringere districcionesq' sic capt' licite as-
portare abducere effugare & penes se retinere quo-
usq' de p'd^ea annua firma una cum arrera^g ejusd^m
sique fue^r sibi plen^a fue^r satisfact' & psolut' Et si
p'd^ea annua firma aretro fu'it in pte vel in toto non
solut' p dimidiu^m annu^m post aliquem terminu^m d^eos
terminos quo ut prefertur solvi debeat & interim ad
teⁿtum p'd^em petatur qd tunc p'd^eus Johes concedit
p'fatis Priorisse & Coventui p p'sentes ad solvend^t
eisdem Priorisse & Conventui ac Suc^e suis tresde-
cim solidⁱ & quatuor den^ar legalis monete Anglie
nomine pene ultra p'd^em annuam firmam & inde
arrera^g et hoc tociens quociens d^ea annua firma
aretro fu'it non solut' in pte vel in toto p dimidiu^m

annū ultra aliquem terminū solut' inde supius limitat' si in forma p'dcā petat'. et qđ tunc bñ liceat p'fatis Priorisse & Conventui & sucē suis tam pro p'dcā annua firma sic aretro existeñ & pro omibz inde arrerag qm̄ pro non solutione dcos tresdecim solid' & quatuor denar nomine pene p'dcē & arrerag inde in omibz p'dict' teñ mesuag vacuis placeis & venell p'dict' cum ptiñ distingere et districtiones sic capt' asportare abducere & penes se retinere quousq' de firma & pena p'dcis & eos arrerag sique fueṛ eis plenar fueṛ satisfact' & psolut' Et si p'dicta annua firma aretro fu'it in pte vel in toto non solut' p unū annū integrum post aliquem termi quo ut p'fertur solir debeat et ad teñtum p'dcm̄ petat'. et sufficiens districtio pro arrerag dce annue firme ibm tunc non inueniat' extunc bñ liceat & licebit p'fatis Priorisse & Conventui & sucē suis in omia p'dcā teñta & mesuag cum ceteris p'missis & suis ptiñ reintrare et illi ut in eos pristino statu rehere & possidere Dcm̄q' Johem Crosby execut' & assign suos inde totalit' expellere & amovere p'senti dimissione in aliquo non obstant' Et p'dict' Johannes Crosby execut' & assign sui predict' teñ & mesuag cum domibz solar & celar supradict' Ac cum omibz edificijs infra dict' teñ messuag vacuum placeam terre & venellam fiend sive edificand una cum pavimento in Vico Regio p'dco exoppoito teñ et mesuag p'dict' ac cum pavimento Venelle p'dcē bene & competent'

repabunt sustentabunt pavebunt & manutenebunt sumpt' suis proprijs & expens durante termino p'dicto Et p'dict' Priorissa & Conventus concedunt p se & succē suis p'fato Johi p presentes qđ bñ licebit eidm Johi execut' & assign suis omia & singula edificia quecumq' in & sup dict' teñ & mesuag cum vacua placea terre & venell p'dict ac ceteris p'missis ad presens fact' & construct' ac imposterum faciend & construend depon'e amovere remove transpon'e transmutare & repon'e reficere sive reedificare infra dict' teñ messuag vac placē terre & venell ad libitum suū proprium ubicumq' & quodcumq' sibi placu'it Ita qđ hmoi edificia sic depōita & deponend in repositione sive reedificatione eosdm in & sup p'missis fiant in adeo bono statu quo nunc sunt seu meliori Et qđ ulterius bñ licebit p'fato Johi Crosby execut' & assign suis omnia et singula alia edificia quecumq' de & sup omia & singula p'dimissa ad libitum suum proprium de novo edificare cum quociens et quando eis seu eos alicui placu'it termino p'dicto durante Salvis semp & reservatis p'fatis Priorisse & Conventui & succē suis pro se tenentibz servientibz & firma suis in & p venellam p'dcām p'fato Johanni p'dimissam libis ingressu & egressu in & p venell p'dcām durante termino p'dcō Et ulterius concedunt p'dict' Priorissa & Conventus pro se & succē suis p'fato Johi Crosby execut' & assign suis p p'sentes p se & servientibz

suis libum egressum & ingressum ad carianđ reca-
rianđ tam in plaustris sive bigis q'm equestr̃ seu
pedestr̃ om̃ia & singula sibi necessar̃ Ac eund̃ rede-
und̃ & equitand̃ p dict' Venellam a dicto teñ directe
usq' in quandam viam australit' div'tentem p eccliam
S̃ci Andree in Cornehill Londoñ et ab ead̃m ira usq'
& in venellam & teñ p'd̃ca om̃ibz tempibz p'd̃co ter-
mino durante Et p'dict' Priorissa & Conventus &
suc̃ sui totū p'd̃c̃m teñ cum domibz solar̃ celã gar-
dino adiaceñ eid̃m teñ spectant' & alijs suis ptiñ
simul cum venella novem mesuag̃ & vacua placea
terre p'dict' ac alijs suis ptiñ sub conditione &
forma supradiet' una cum liber̃ ingressu & egressu
p'dict' p'fato Johi Crosby execut' & assigñ suis con-
tra omnes gentes warrantizabunt acquietabunt &
defendent p p'sentes usq' ad finem termini nonaginta
& novem annos supradictos In cujus rei testimoniū
tam p'dict' Priorissa & Conventus sigillum eos co-
mune qm̃ p'd̃cus Johannes Crosby sigillum suū hijs
Indenturis alternatim apposuerunt Dat' Londoñ in
domo Capitulari d̃cos Priorisse & Conventus domus
sive Prioratus eos p'dict' in festo & annis supra-
dictis.

BERNARD.

This Indenture was ensealed by the
Priorresse and Covent w'ynne writen in their
Chaptrehous w'ynne writen vnder their covene seale

the day and yere w'tynne writen in the p'sence of
 Maist' Simond Bevynton pety Chanon of Poules,
 the p'son of Seint Alburghes w'tynne Bisshoppes-
 gate ————— Hankford Gentilman Willm
 fitz-Water Gentilman Thomas Payne Carpenter
 Willm Hyll Robt Beynam and Thomas Folby. Alle
 these nonnes whose names here followen thanne
 there beyng p'sent atte same ensealyng and con-
 sentyng therto that is to wite. Dame Alice Assh-
 field Prioress Dame Alice Wodehous Dame
 Johane Organ Dame Margarete Clerk Dame Eli-
 zabeth Harpynden Dame Elizabeth Hede Dame
 Rose Narburgh Dame Margarete Seyward Dame
 Alice Truthale Dame Johane Maby Dame Johane
 Norman and Dame Elizabeth Boteller.

Appendix, No. III.

WILL OF ALDERMAN BONDE.

In the name of God hereafter
followeth the last Will and
testament of William Bonde,
Alderman of London; written
the xxth daye of October, 1574.

In the name of God. I Wyllyam Bond, Alderman of London, being of perfecte mynde and good remembraunce, doe make my last Wyll and Testament in manner and forme following.—ffyrst, I bequeathe my sowle unto Allmightie God, notwithstanding though I be an offendor, uerie greuous, yet nowe repenting, and bewaylinge my wyckednes, yelding my self wholly to his mercie, do not mistrust but stedfastly do beleue that he shall receaue me according to his promisses, not for any worthines of my owne parte, but onely for the worthy meritte of his owne and onely sonne my sauour and only redemer Jesus Christe, who for my synnes hath suffred death upon the Crosse, and for my wyckednes hath shedd his most precious blood. In this faith and belefe I committe my sowle unto the liuinge God; and my nyle

bodye to the yearth, when and where yt shall please God to call me, at his most pleasure out of this worlde. Secundarely, I bequeath to my welbeloued wief, according to the custome of the Cittie, the thirde parte of my substance : the other thirde part to my children ; to say, Daniell Bond, William Bond, Nicholas Bond, and Martyn Bond. And forasmuch as my sonne William Whytmore hath with my daughter a thousande pounce of money sterling, my promyse ys that each of my children hauing so moche, then my daughter Whytmore to haue as the rest of my children shall haue, reseruing my heire, unto whom and to my other three sonnes I giue and bequeath my place; garden and Tenemente thereunto belonging, and that the suruiuer of them shall enjoye yt, and so the heires of their bodyes for euer. Item, my mynde ys that my wief shall continewe there and joyntly continewe in the trade of marchandise. And if my wief do continewe a Widowe, then I give her two hundreth pounce of my parte and porcoñ (portion) ; yf she refuse yt and marrye, then yf the lawe will permitte yt, my mynde ys she shall departe out of that mansyon howse, lest that by marrying of such a one shall defeate my sonnes of the said place. Item, I bequeathe and giue to my louing brother George Bond the some of two hundreth pounce, and to each Childe of his, at the

daye of their mariage, twentie marke a pece. Item,
 I bequeath to John Howghe two hundreth poundes
 of money. Item, I bequeath to Symon Bowreman
 a hundreth marke. Item, to Thomas Marwell,
 Walter Ead, John Auster, Richard Thompson,
 Valentyne Palmer, Richard Flox, Fraunce Tyrrell,
 Symon Smyth, Andrew fforsland, to each of them
 fortie poundes of lawful money a pece. Item, to
 my other seruannte, as Desy, the purser, Abraham
 Kynge, Jeffery, William Randall, Thomas Pottell,
 John Grene, twenty nobles a pece. And each of all
 my seruannte to haue black cloath for gownes or
 cloake, and they that haue fortie pounce a pece to
 haue a ringe of gold of fortie shillinge a pece, and
 my name written on yt. So God blesse them all.
 Yf there be any more that maye perchaunce come
 to my seruice, I give them also twenty nobles. I
 say six pounce thirtene shillinge foure pence a
 pece. And to Besse, my mayde, one hundreth
 pounce to her mariage: to the rest of my mayde
 twentie nobles a pece. Item, to William Godwyn,
 five marke. Item, to each of my Cosyn Turke
 children, twentie nobles a pece, to be paid at the
 day of their mariage, so as they marrye with their
 parente goodwill. Item, I giue to each of them, I saye,
 my cosyn Turke and his wief two blacke gownes, and
 two ringe of fortie shillinge a pece. Item, I be-
 queath to my sonne Whytmore and daughter, two

blacke gownes, and two ringe of fortie shillinge
 a pece. Item, to my daughter children, fortie
 pounce a pece, that are living at the hower of my
 deathe, to be paid at their mariage. Item, I be-
 queath to my syster Catharyne Palmer twentie
 marke, and to each of her children five marc
 a pece. Item, I bequeath to Walter Welcome
 children, and William Jefforde children, and Crede
 children, that they had by my three Sisters, five
 marke a pece. Item, to Mother Wulver and John
 Dyer, fortie shillinge a pece, and blacke gownes.
 Item, to Byrkelle wief and Byrkelle five marke a
 pece, and each of them a black coate or gowne. To
 Alice Goodladd, five marke. To my Godson there,
 five pounce, to be paid to the Scolemaiestre that
 shall teache him. To Gylbert Thrunston and his
 wief, five marke to make them ringe, besyde blacke
 gownes. Item, I forgiue Bond of Yngston, that as
 he owethe me. Item, I bequeath to euerie godson,
 not before specifyed, twentie shillinge a pece. Item,
 to my cosen William Bowman ls. (50s.) for a ringe.
 To Harry Bowman, Lewes and Christopher Bow-
 man, fortie shilling a pece, to buy them a ringe. Item,
 I giue to my brother Edward Bond children five
 marke a pece when they come to age. Item, I be-
 queathe to John ffoxall and Nicholas Parkynson five
 pounce, to be made in ringe. Item, to the maiesters,
 as to to the maister of the barke Bond, the Valen-

tyne, the Prymrose, the Jonas and Fortune,* fortie shillinge a pece, to be made in ringe: I say to such as shall be maisters of them at the houre of my deathe. Item, I giue to Davy Howgh, twentie nobles and a blacke coate. Item, to the ij Sisters in Kent, five marke a pece, yf they be liuing: to her mayde that cometh to London, five marke. Item, I forgiue Bullock all that he oweth to me. Item, I bequeath and giue to my deputy and his wief five pounce to make them ringe, and to each of them black gownes, and to each of his children twentie shillinge a pece. Item, to fortie mayde mariages, to be given to them that hath dwelte five yeare in a howse, either in St. Margarett parrishe, St. Dunstan parrishe, or in my ward, nine and twenty shillinge a pece. Item, to Richard Brabam a blacke gowne and a ringe of fortie shillinge, and so to his wief. Item, I bequeath and giue to the poore of St. Margarett parrishe, in coles, five pounce, and as much at St. Dunstons in the easte, and in this parrishe at St. Ellens, also in coales the ualue of five pounce to be distributed in two yeare. Item, to have twelue sermonde preached for me in iij. yeare,† and the preacher, at my buriall

* The names of vessels of which he was the owner.

† The traces of the prejudice in favour of ancient religious custom is here apparent. This, no doubt, is a relic of the old masses for the repose of the soul, clothed in a new dress to suit the then modern innovations.

to haue a blacke gowne and xs. for a sermon. Item, I bequeath and giue to the poore for the maintenaunce of their learninge at Oxford, fortie pounce, to be payd in a yeare after my decease. Item, I bequeath to Christe Hospitall, St. Thomas Hospitall, fortie marke a pece. Item, I bequeath fortie pounce to the poore prisoners which shall be in Ludgate, under fīue marke a pece, my mynde ys they may be deliuered from time to time until that be paid. Item, to John Jefforde, now in Rysby, twentie marke. Item, to Mr. Burd and his wief, Mr. Saunders and his wief, Lerring Lambert, black gownes. Item, to all the tenaunte, being englishe, to dwell one yeare, rente free, after my decease. Item, I giue to fortie poore men fortie black gownes of Bristowe (Bristol) frise, to be giuen in my ward, and this ward, St. Margarete parishe, or St. Dunstons parrishe. Item, I giue to the haberdasshers twentie marke to make them a dynner.* Item, the lease of the howse to be deliuered that longe to the Crowne in newe fishe-streate, and they to enioye the benefitte thereof according to my late Mr. Essex meaninge. Item, I bequeath and giue to the companye of the mysterye of haberdasshers, that twelue honest poore young men beinge free of the

* Good living among the Aldermen, does not appear by this to be at all of modern origin.

mysterye of the haberdasshers and having serued theire whole apprentisshippe in that misterye. Item, one hundreth and three score pounce which I will haue diuided to the foresaid twelue, to say, twenty marke a pece for two yeares, for them to haue yt in occupyng without payng any thing for interest, and to putt in three suertyes a pece, to repaye at the two yeares ende, and so to be re-delivered to others for other two yeares, and so for ij yeares, to two yeares for euer. And for as-much as this may be a troble to the wardens to see this accomplished. Item, I giue to the Hall the some of fortie pounce that some parte thereof may be giuen to some such use, as maye the soner prouoke the wardens to take paines therein, and no man to be at any more charges of those that shall receaue the money, but to paye for the obligacōs. Prouided, yf any thing should be taken in reward, then I desire the Mastr. and Wardens that some fyne be sett upon such as should offend, for my mynde ys they should haue yt free without any interest. And for the better performaunce thereof I would haue the haberdasshers bound to the Chamber of London, before the Lord Maior, to see yt accomplished. Item, I bequeath and giue for a stocke to be layed out for wheate, for the mayntenance of this noble Cittee, and that good ac-

compte therof, and the stocke well loked unto, and also uppon condiçons that each of my children stock of my lyuing (leaving) shall be founde that yt fall out to be two thousand pounce sterling a pece, then my mynde ys that they shall haue five hundredreth pounce sterling, to be paid in one year after my decease to serue for the onely use to be employed in buyinge of corne for the use of the Citizens. **The Residue** of all my goode not bequeathed I giue unto my Children equally to be diuided, and constitute and ordeine for my executors my wellbeloued wief and my sonne Sir Daniell Bond, and they to haue for their paynes twentie pounce a pece, and my ouerseers I constitute my wellbeloued brother George Bond and my sonne William Whytmore, and they to haue for their paynes twentie marke a pece. And this my trust ys they will see this my last Will and Testament dewly performed and accomplished, as my trust is in them, desiringe God to forgiue me and all the world ; and that I hope and stedfastly beleue, that by the meritte of Christte passion and by the sheddinge of his most precious bloode to be saued, and to rise againe the last day ; thus besechinge God, for his mercy sake, to forgiue and preserue my sowlé in his tuission, (tuition) and to take me to his mercie, when and where yt shall please God

to call me ; and my trust and hope ys to be one of Gode ellecte, into whose hands I commytte me. And for as much as this ys my last Will and Testament, and that it maye the rather (be) taken for a troth, I haue written it euerie word with my owne hand, and haue setto (set to it) my sealle, and doe entend to cause others to setto their hande, and thus to Gode tuyssion I committe me. By me William Bond, Alderman. by me Thomas* Gresham. by me Blase Saunders. by me William Hagar.

And as concerninge the order and disposition of my lande, I doe declare my last Will and Testament of the same in mannere and forme as insueth (ensueth):—first, I deuise and bequeath Mar-

* This was, no doubt, Sir Thomas Gresham, the founder of the Royal Exchange. A very intimate connexion is apparent between the Ciolls, the Bonds, and the Greshams. Ciceley Cioll was the daughter of Sir John Gresham, the uncle of Sir Thomas, as observed in a former note ; and the names, both of Sir John and Sir Thomas, appear in several transactions between the parties.

The connexion heré mentioned, seems to have been preceded also by an equally intimate one between Sir Thomas More, and Wm. Rooper, or Roper, and Wm. Rastell, former possessors of Crosby Place. Roper was one of the sons-in-law, and Rastell, as previously intimated, was nearly related, if he was not the brother-in-law of Sir Thomas More. The well-known saying of Sir Thomas, "That if his head would win the King (Henry VIII.) a town in France, albeit he was a gracious prince, it would not remain long on his shoulders," was made to this Roper.

garet, my well beloued wief, all that my now dwelling-house, called Crosbye Place, in the parrishe of St. Ellens, within the Cittie of London. To haue and to holde to her for and duringe so long tyme as she shall liue sole and unmaryed, for and in lewe and recompence of her dower she may haue of in or to any other my Lande and Tenement in London. And imediately that she shall marie, I will and bequeath the same, my said dwelling-house, unto William Bond, my second sonne, for and duringe his naturall life, payinge out of the same to my sonne Nicholas Bond *xiiijl. xiijs. iiijd.* yearly duringe the naturall life of the said William Bond, at the feaste of the natiuitie of St. John Baptiste, and the birth of our Lord God, by equall porcoñs, or within *xxtie* dayes nexte, after euerie of the said feaste. And also payinge unto my sonne Martyn Bond other *xiiijl. xiijs. iiijd.* at the like feaste or dayes, and by like porcoñs duringe the naturall life of the said William Bond. And after the decease of the said William Bond, then I devise the same, my said house, unto Nicholas Bond, for terme of his life, payinge to my said son Martyn Bond, twentie pounce by yeare, at the said feaste or dayes by equall porcoñs. And after his decease, I will and bequeath the same unto my said sonne Martyn, for terme of his naturall life. And

after his decease, I will and bequeath the same unto Daniell Bond, my sonne and heire apparante, and to the heires males of his bodye, lawfully begotton. And for defaulte of such yssue, I will and bequeath the same to my said sonne William Bond and to the heires males of his bodye lawfully begotten. And for want of such yssue, I will and bequeath the same to my said sonne Nicholas, and to the heires males of his bodye, lawfully begotten. And for want of such yssue, I will and bequeath the same to my sonne Martyn, and to the heires males of his bodye lawfully begotten. And for want of such yssue, I will and bequeath the same to my nephewe William Bond, sonne of my brother George Bond, and to the heires males of his bodye lawfully begotton. And for want of such yssue, I will and deuise the same to the right heires of my said sonne Daniell Bond for euer. And I leaue to discende all my other Lande and Tenemente in the said parrishe of St. Ellyns aforesaid, or elle (else) where within the Citie of London, to my said sonne Daniell Bond, accordinge to the lawes of this realme for a full third part excedinge and beinge more than a third parte. And further I will, charge, and louingely require my said children, that they nor any of them, doe not alter, infringe or chaunge, this my deuise of my lande to

them made, but suffer the same to remain and be in forme as I haue before by this my last will and Testament lymitted and appointed the same. In witness whereof I have subscribed this my will and Testament for and concerning my lande, the xxxth of maye 1576. The eighteenth year of our Sovereign Lady Elizabeth, Regine. By me William Bonde; Teste Willmo Bowreman, Thomas Gresham, William Whytmore, George Bond. By me John Howghe. By me Thomas Pottell. By me Blase Saunders. By me William Hagar.

This Will was proved in the first year of the translation of Edmund Grindal, Archb. of Cantuar. who was confirmed in the see, February 15th, 1575.

*See also Civil Engineers & Architects
Journal. November 1841 Folio 9,*

Appendix, No. IV.

A Table shewing the Principal Possessors and Occupiers of Crosby Place, and the Periods during which they severally held.

	A. D.	N. D.	Leaseholder	
Sir John Crosby, Knt.	1466 to	1475	Under Priory of St. Helen.	
Executors of Sir John	1475 to	1501	Ditto.	
Bartholomew Reed and Wife	1501 to	1507	Ditto.	
John Best, Alderman	— to	—	Ditto.	
Sir Thomas More, Knt., Under Treasurer and afterwards Lord High Chancellor of England	— to	1523	Ditto.	
Antonio Bonvisi, Merchant of Lucca	1523 to	1539	Ditto.	
Ditto, ditto	1539 to	1542	Under King Henry VIII., who had seized the Priory.	
Ditto, ditto	1542 to	1549	By purchase of Sir Edw. Northe, as Treasurer to the King.	
Sir Thos. Darcy, Knt., Lord Darcy of Chule	1549 to	1553	By grant from King Edward VI., to whom Bonvisi's property had escheated.	
Antonio Bonvisi	May to June 1553		By grant from Lord Darcy, on accession of Queen Mary.	
Peter Crowle	1553 to	1560	By inheritance and will of Bonvisi.	
Germain Cyoll and Wife	1560 to	1566	By purchase.	
William Bond, Alderman	1566 to	1576	Ditto.	
William and Martyn Bond, Sons of the Alderman	1576 to	1594	By inheritance.	
Sir John Spencer, Knt., Lord Mayor in 1594	1594 to	1609	By purchase.	
Sir William Compton, Knt. Lord Compton, afterwards Earl of Northampton	1609 to	1630	In right of his wife Elizabeth, daughter and heiress of Sir John Spencer.	
Spencer, Earl of Northampton	1630 to	1642	By heirship.	
James, Earl of Northampton	1642 to	1678	Ditto.	
Edward Cranfield	1678 to	1692	By purchase.	
Freeman Family	from	1692	Ditto.	
<i>Principal Intermediate or Under Tenants.</i>				
Richard, Duke of Gloucester, afterwards Richard III.	1483 to	—	Under Crosby's Executors.	
Dowager, Countess of Pembroke	1609 to	1615	Under William. Earl of Northampton.	
Sir James Langham, Knt.	— to	1674	Under the Earls of Northampton.	

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ERRATA.

Page 2, line 1, *for* *infra*, *read* *inter*.

Page 2, line 3, *for* *domentum*, *read* *Conventum*.

Page 31, line 22, *for* *heraldic*, *read* *heraldric*.

Page 34, line 4, *for* *heraldic*, *read* *heraldric*.

Page 34, note, *for* *see* note 2, *read* *see* note, page 32.

In Plate of Autographs, under that of Pembroke, *for* *from* Counterpart lease from Sir John Spencer, *read* *from* Counterpart lease from William, Earl of Northampton.

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